

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/39 High Street, Bayswater Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000

&

\$690,000

Median sale price

Median price \$685,000

Property Type Unit

Suburb Bayswater

Period - From 06/10/2024

to

05/10/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	3/16 View Rd BAYSWATER 3153	\$640,000	18/08/2025
2	6/39 High St BAYSWATER 3153	\$630,000	10/07/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/10/2025 10:51



3 3 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

06/10/2024 - 05/10/2025: \$685,000

Comparable Properties



3/16 View Rd BAYSWATER 3153 (REI)

Agent Comments

3 3 1

Price: \$640,000

Method: Private Sale

Date: 18/08/2025

Property Type: Townhouse (Single)



6/39 High St BAYSWATER 3153 (REI)

Agent Comments

3 3 1

Price: \$630,000

Method: Sold Before Auction

Date: 10/07/2025

Property Type: Townhouse (Single)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Biggin & Scott Glen Waverley | P: 03 9560 8888