

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

1/5 FARNHAM ROAD BAYSWATER VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

2/630 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$653,500	19-Jul-25
318 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$695,000	31-Aug-25
4/9 VIEW ROAD BAYSWATER VIC 3153	\$705,000	04-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 22 October 2025



**2/630 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153**

3 1 1

Sold Price ^{RS} **\$653,500** ^{UN} Sold Date **19-Jul-25**

Distance **1.25km**



**318 CANTERBURY ROAD
BAYSWATER NORTH VIC 3153**

3 1 1

Sold Price **\$695,000** Sold Date **31-Aug-25**

Distance **1.84km**



**4/9 VIEW ROAD BAYSWATER VIC
3153**

3 1 2

Sold Price **\$705,000** Sold Date **04-Jul-25**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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