

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

5/37 Elmhurst Road, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Bayswater North

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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	3/47 Elmhurst Rd BAYSWATER NORTH 3153	\$612,000	05/05/2026
2	9/26 Elmhurst Rd BAYSWATER NORTH 3153	\$630,000	28/03/2026
3	32/26-32 Elmhurst Rd BAYSWATER NORTH 3153	\$625,000	13/03/2026

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:

12/08/2026 10:01

5/37 Elmhurst Road, Bayswater North Vic 3153

Harcourts

William Zhu

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending June 2026: \$655,000



2 1 1

Rooms: 3

Property Type: Unit

Land Size: 220 sqm approx

Agent Comments

Comparable Properties



3/47 Elmhurst Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

2 1 1

Price: \$612,000

Method: Private Sale

Date: 05/05/2026

Property Type: Unit



9/26 Elmhurst Rd BAYSWATER NORTH 3153 (VG)

Agent Comments

2 - -

Price: \$630,000

Method: Sale

Date: 28/03/2026

Property Type: Flat/Unit/Apartment (Res)



32/26-32 Elmhurst Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

2 1 1

Price: \$625,000

Method: Private Sale

Date: 13/03/2026

Property Type: Unit

Land Size: 153 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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