

# 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

7 Skye Court, Bayswater North Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$710,000 & \$780,000

### Median sale price

Median price \$923,750 Property Type House Suburb Bayswater North

Period - From 19/03/2025 to 18/03/2026 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	33 Jennings Rd BAYSWATER NORTH 3153	\$812,500	05/02/2026
2	7 Winchester Dr BAYSWATER NORTH 3153	\$780,000	06/10/2025
3	30 Homer Av CROYDON SOUTH 3136	\$770,000	06/10/2025

**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:

19/03/2026 18:49



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 486 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$710,000 - \$780,000  
**Median House Price**  
19/03/2025 - 18/03/2026: \$923,750

## Comparable Properties



**33 Jennings Rd BAYSWATER NORTH 3153 (REI)**

[Agent Comments](#)



**Price:** \$812,500  
**Method:** Private Sale  
**Date:** 05/02/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 446 sqm approx

**7 Winchester Dr BAYSWATER NORTH 3153 (VG)**

[Agent Comments](#)



**Price:** \$780,000  
**Method:** Sale  
**Date:** 06/10/2025  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx



**30 Homer Av CROYDON SOUTH 3136 (REI/VG)**

[Agent Comments](#)



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 06/10/2025  
**Property Type:** House (Res)  
**Land Size:** 457 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**



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