

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

2/14 MAPLE STREET 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Apr 2025

to

31 Mar 2026

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

1/9 ESSEX COURT BAYSWATER VIC 3153	\$705,000	29-Oct-25
1/368 CANTERBURY ROAD HEATHMONT VIC 3135	\$705,000	04-Jan-26
1/17 WHITE AVENUE BAYSWATER NORTH VIC 3153	\$725,000	11-Dec-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: 21 April 2026


**1/9 ESSEX COURT BAYSWATER
VIC 3153**
 3
  1
  1

Sold Price

\$705,000

Sold Date

29-Oct-25

Distance

1km

**1/368 CANTERBURY ROAD
HEATHMONT VIC 3135**
 3
  1
  2

Sold Price

Sold Date

04-Jan-26

Distance

1.91km

**1/17 WHITE AVENUE BAYSWATER
NORTH VIC 3153**
 3
  1
  2

Sold Price

\$725,000

Sold Date

11-Dec-25

Distance

1.8km
RS = Recent sale

UN = Undisclosed Sale

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