

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

2/2 COORIE AVENUE 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

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Bayswater

Period-from

01 May 2025

to

30 Apr 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

5/2 COORIE AVENUE BAYSWATER VIC 3153	\$585,000	19-Feb-26
2/38 SCORESBY ROAD BAYSWATER VIC 3153	\$550,000	27-Aug-25
4/18 NEILSON STREET BAYSWATER VIC 3153	\$542,583	06-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: 05 May 2026



5/2 COORIE AVENUE BAYSWATER VIC 3153 Sold Price

RS

\$585,000

 Sold Date **19-Feb-26**

 2
  1
  1

 Distance **0km**


2/38 SCORESBY ROAD BAYSWATER VIC 3153

Sold Price

\$550,000

 Sold Date **27-Aug-25**

 3
  1
  1

 Distance **0.05km**


4/18 NEILSON STREET BAYSWATER VIC 3153

Sold Price

\$542,583

 Sold Date **06-Dec-25**

 1
  1
  1

 Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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