

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

6/20-22 ELMHURST ROAD BAYSWATER NORTH 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,750

Property type

Unit

Suburb

Bayswater North

Period-from

01 Aug 2025

to

31 Jul 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

10/43 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$585,000	21-Jul-26
9/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$630,000	28-Mar-26
3/47 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$612,000	24-Apr-26

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: 26 August 2026



**10/43 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price

^{RS}

\$585,000

Sold Date

21-Jul-26

Distance

0.51km



**9/26-32 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price

\$630,000

Sold Date

28-Mar-26

Distance

0.05km



**3/47 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price

\$612,000

Sold Date

24-Apr-26

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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