

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

1/101 Stud Road, Bayswater, VIC 3153

Indicative selling price

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

Price Range

\$840,000

&

\$880,000

Median sale price

Median price

\$914,000

Property Type

House

Suburb

Bayswater (3153)

Period - From

01/07/2025

to

10/07/2026

Source

REA

Comparable property sales

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
15 LEONARD STREET, BAYSWATER VIC 3153	\$868,000	20/06/2026
115 STUD ROAD, BAYSWATER VIC 3153	\$861,000	29/04/2026
38 TAMAR STREET, BAYSWATER VIC 3153	\$840,000	03/07/2026

This Statement of Information was prepared on: 10/07/2026