

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

19 ILLAWARA CRESCENT 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$926,750

Property type

House

Suburb

Bayswater North

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

44 THOMAS STREET CROYDON SOUTH VIC 3136	\$955,000	12-Feb-26
1/14 WHITE AVENUE BAYSWATER NORTH VIC 3153	\$860,000	20-Jan-26
5 CANTERBURY COURT BAYSWATER NORTH VIC 3153	\$885,000	28-Feb-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: 13 April 2026



**44 THOMAS STREET CROYDON
SOUTH VIC 3136**

4 2 1

Sold Price

^{RS}

\$955,000

Sold Date

12-Feb-26

Distance

0.94km



**1/14 WHITE AVENUE BAYSWATER
NORTH VIC 3153**

4 2 2

Sold Price

^{RS}

\$860,000

Sold Date

20-Jan-26

Distance

1.54km



**5 CANTERBURY COURT
BAYSWATER NORTH VIC 3153**

4 2 2

Sold Price

^{RS}

\$885,000

Sold Date

28-Feb-26

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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