

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

38 Tamar Street, Bayswater Vic 3153

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$950,000 Property Type House Suburb Bayswater

Period - From 01/04/2025 to 31/03/2026 Source REIV

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 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
1	115 Stud Rd BAYSWATER 3153	\$861,000	29/04/2026
2	30 Coolibah Cr BAYSWATER 3153	\$878,000	28/03/2026
3	3 St Clair Rd WANTIRNA SOUTH 3152	\$891,000	21/03/2026

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 six months.~~

This Statement of Information was prepared on:

05/05/2026 11:55



Property Type: House (Res)
Land Size: 764 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 Year ending March 2026: \$950,000

Comparable Properties



115 Stud Rd BAYSWATER 3153 (REI)

Agent Comments



Price: \$861,000
Method: Private Sale
Date: 29/04/2026
Property Type: House
Land Size: 737 sqm approx



30 Coolibah Cr BAYSWATER 3153 (REI)

Agent Comments



Price: \$878,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 725 sqm approx



3 St Clair Rd WANTIRNA SOUTH 3152 (REI)

Agent Comments



Price: \$891,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 753 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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