

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

3/31 FARNHAM ROAD 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,500

Property type

Unit

Suburb

Bayswater

Period-from

01 Jun 2025

to

31 May 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

3/54 SINCLAIR ROAD BAYSWATER VIC 3153	\$760,000	28-Mar-26
2/12 LANCE ROAD BAYSWATER VIC 3153	\$791,000	29-Apr-26
6/194 SCORESBY ROAD BORONIA VIC 3155	\$838,000	01-Mar-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: 25 June 2026



**3/54 SINCLAIR ROAD
BAYSWATER VIC 3153**

3 2 2

Sold Price **\$760,000** Sold Date **28-Mar-26**

Distance **0.33km**



**2/12 LANCE ROAD BAYSWATER
VIC 3153**

3 2 2

Sold Price ^{RS} **\$791,000** Sold Date **29-Apr-26**

Distance **0.73km**



**6/194 SCORESBY ROAD BORONIA
VIC 3155**

3 2 2

Sold Price **\$838,000** Sold Date **01-Mar-26**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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