

# STATEMENT OF INFORMATION

5 GAINE COURT, BAYSWATER NORTH, VIC 3153

PREPARED BY OSCAR HUANG, MCGRATH DONCASTER, PHONE: 0430170818



# McGrath

# McGrath

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 GAIN COURT, BAYSWATER NORTH,**

5 2 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$1,100,000 to \$1,200,000**

Provided by: Oscar Huang, McGrath Doncaster

## MEDIAN SALE PRICE



**BAYSWATER NORTH, VIC, 3153**

Suburb Median Sale Price (House)

**\$934,250**

01 April 2025 to 31 March 2026

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**32 DANIELLE CRES, HEATHMONT, VIC 3135**

5 2 2

Sale Price

**\$1,215,500**

Sale Date: 31/01/2026

Distance from Property: 1km



**67 CENTRAL AVE, CROYDON SOUTH, VIC 3136**

6 2 4

Sale Price

**\$1,070,000**

Sale Date: 15/01/2026

Distance from Property: 1.2km



This report has been compiled on 11/05/2026 by McGrath Doncaster. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

5 GAINÉ COURT, BAYSWATER NORTH, VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$1,100,000 to \$1,200,000


### Median sale price

Median price: \$934,250

Property type: House

Suburb: BAYSWATER NORTH

Period: 01 April 2025 to 31 March 2026

Source: 

### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

32 DANIELLE CRES, HEATHMONT, VIC 3135	\$1,215,500	31/01/2026
67 CENTRAL AVE, CROYDON SOUTH, VIC 3136	\$1,070,000	15/01/2026

This Statement of Information was prepared on:

11/05/2026