

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

6/39 High Street, Bayswater Vic 3153

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$687,500 Property Type Unit Suburb Bayswater

Period - From 01/04/2024 to 31/03/2025 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 | 2/31 High St BAYSWATER 3153 | \$600,000 | 27/05/2025 |
| 2 | 26/26-32 Elmhurst Rd BAYSWATER NORTH 3153 | \$600,000 | 26/05/2025 |
| 3 | 5/31 High St BAYSWATER 3153 | \$600,000 | 13/03/2025 |

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:

10/06/2025 11:43

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3 3 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
Year ending March 2025: \$687,500

Comparable Properties



2/31 High St BAYSWATER 3153 (REI)

Agent Comments

3 1 2

Price: \$600,000
Method: Auction Sale
Date: 27/05/2025
Property Type: Townhouse (Res)
Land Size: 63 sqm approx



26/26-32 Elmhurst Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 26/05/2025
Property Type: Unit
Land Size: 186 sqm approx



5/31 High St BAYSWATER 3153 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 13/03/2025
Property Type: Townhouse (Single)

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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