

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

G04/7 BIRCH STREET 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Dec 2024

to

30 Nov 2025

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

109/7 BIRCH STREET BAYSWATER VIC 3153	\$485,000	25-Nov-25
110/7 BIRCH STREET BAYSWATER VIC 3153	\$500,000	21-Oct-25
108/18 MYRTLE STREET BAYSWATER VIC 3153	\$475,000	17-Nov-25

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: 18 December 2025



**109/7 BIRCH STREET BAYSWATER
VIC 3153**

Sold Price

^{RS}

\$485,000

Sold Date

25-Nov-25

 2

 1

 1

Distance

0km



**110/7 BIRCH STREET BAYSWATER
VIC 3153**

Sold Price

^{RS} **\$500,000**

Sold Date

21-Oct-25

 2

 1

 1

Distance

0km



**108/18 MYRTLE STREET
BAYSWATER VIC 3153**

Sold Price

^{RS}

\$475,000

Sold Date

17-Nov-25

 2

 1

 1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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