

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

11/25-29 GLEN PARK ROAD BAYSWATER NORTH 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Sep 2024

to

31 Aug 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

16/25-29 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$595,000	13-Sep-25
20/20-24 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$620,000	01-Jul-25
5/19 NEILSON STREET BAYSWATER VIC 3153	\$595,000	25-Aug-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: 30 September 2025



**16/25-29 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price ^{RS} **\$595,000** Sold Date **13-Sep-25**

Distance **0km**



**20/20-24 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$620,000** Sold Date **01-Jul-25**

Distance **0.5km**



**5/19 NEILSON STREET
BAYSWATER VIC 3153**

2 1 1

Sold Price ^{RS} **\$595,000** Sold Date **25-Aug-25**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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