

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

16/25-29 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Aug 2024

to

31 Jul 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

5/273 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$470,000	20-May-24
2/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$485,000	14-Jun-25
1/19 NEILSON STREET BAYSWATER VIC 3153	\$485,000	22-Apr-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: 15 August 2025



**5/273 CANTERBURY ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$470,000** Sold Date **20-May-24**

Distance **0.14km**



**2/346-354 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$485,000** Sold Date **14-Jun-25**

Distance **0.46km**



**1/19 NEILSON STREET
BAYSWATER VIC 3153**

2 1 1

Sold Price Sold Date **22-Apr-25**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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