

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	33 Kings College Drive, Bayswater, Vic 3153
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Indicative selling price

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

range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$942,500	Property type	House	Suburb	Bayswater
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Period - From	01/01/2025	to	31/12/2025	Source	 PropTrack
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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
68 Sasses Avenue, Bayswater, VIC 3153	\$1,055,000	20/12/2025
6 Princess Street, Bayswater, VIC 3153	\$1,031,000	06/12/2025
53 Bona Vista Road, Bayswater, VIC 3153	\$1,060,000	11/10/2025

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: 22/01/2026