

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

9/26-32 ELMHURST 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

\$545,000

&

\$599,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Feb 2025

to

31 Jan 2026

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

3/353 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$599,500	21-Oct-25
11/56-60 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$556,500	30-Oct-25
2/16-18 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$590,000	16-Dec-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: 17 February 2026


**3/353 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

 2
  1
  1

Sold Price **\$599,500** Sold Date **21-Oct-25**

Distance **0.47km**


**11/56-60 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

 2
  1
  1

Sold Price **\$556,500** Sold Date **30-Oct-25**

Distance **1.12km**


**2/16-18 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 2
  1
  1

Sold Price ^{RS} **\$590,000** Sold Date **16-Dec-25**

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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