

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

17 COUSIN DRIVE 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

\$1,280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,500

Property type

House

Suburb

Bayswater

Period-from

01 Jun 2025

to

31 May 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

4 LYNWAY COURT BAYSWATER VIC 3153	\$1,305,000	17-Apr-26
10 BIMBADEEN COURT BAYSWATER VIC 3153	\$1,190,000	02-Apr-26
77 SASSES AVENUE BAYSWATER VIC 3153	\$1,110,000	30-Mar-26

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: 01 June 2026


**4 LYNWAY COURT BAYSWATER
VIC 3153**
 5  3  2

 Sold Price ^{RS} **\$1,305,000** Sold Date **17-Apr-26**

 Distance **0.65km**

**10 BIMBADEEN COURT
BAYSWATER VIC 3153**
 4  2  2

 Sold Price ^{RS} **\$1,190,000** Sold Date **02-Apr-26**

 Distance **0.13km**

**77 SASSES AVENUE BAYSWATER
VIC 3153**
 5  2  2

 Sold Price ^{RS} **\$1,110,000** Sold Date **30-Mar-26**

 Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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