# 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<br>Including suburb and postcode | 2/5 Bertram Road, Bayswater, Vic 3153 |

## Indicative selling price

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

range between $580,000 & $605,000

## Median sale price

Median price $671,250 Property type *Unit* Suburb Bayswater

Period - From 01/04/2026 to 30/06/2026 Source PropTrack

## 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 |
|---|---|---|
| 3/47 Elmhurst Road, Bayswater North, VIC 3153 | $612,000 | 05/05/2026 |
| 2/1 Martin Place, Bayswater, VIC 3153 | $630,000 | 20/04/2026 |
| 3/32 High Street, Bayswater, VIC 3153 | $600,000 | 14/04/2026 |

**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: 30/07/2026