

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 86 Allambanan Drive, Bayswater North Vic 3153

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$948,785 Property Type House Suburb Bayswater North

Period - From 01/10/2025 to 31/12/2025 Source REIV

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
1	33 Jennings Rd BAYSWATER NORTH 3153	\$812,500	05/02/2026
2	1 Fairford Ct BAYSWATER NORTH 3153	\$864,000	05/01/2026
3	3 Forbes Ct BAYSWATER NORTH 3153	\$841,000	09/12/2025

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.~~

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Ash Thompson
9870 6211
0401 205 320

ashthompson@jelliscraig.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

December quarter 2025: \$948,785



3 1 2

Property Type: House

Land Size: 790 sqm approx

Agent Comments

Comparable Properties



33 Jennings Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

3 1 2

Price: \$812,500

Method: Private Sale

Date: 05/02/2026

Rooms: 5

Property Type: House (Res)

Land Size: 446 sqm approx



1 Fairford Ct BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

3 1 1

Price: \$864,000

Method: Private Sale

Date: 05/01/2026

Property Type: House (Res)

Land Size: 794 sqm approx



3 Forbes Ct BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

3 1 2

Price: \$841,000

Method: Private Sale

Date: 09/12/2025

Property Type: House (Res)

Land Size: 928 sqm approx

Account - Jellis Craig | P: 03 9870 6211