

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

6 Essex Court, Bayswater 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 \$925,000 Property Type House Suburb Bayswater

Period - From 01/01/2025 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	22 Wells Av BORONIA 3155	\$870,000	25/02/2026
2	11 Comrie Ct BAYSWATER 3153	\$856,500	04/12/2025
3	36 Orchard Rd BAYSWATER 3153	\$840,000	22/11/2025

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: 16/03/2026 15:47



3 1 3

Property Type: House
Land Size: 805 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 Year ending December 2025: \$925,000

Comparable Properties



22 Wells Av BORONIA 3155 (REI)

Agent Comments

3 1 -

Price: \$870,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: House (Res)
Land Size: 773 sqm approx



11 Comrie Ct BAYSWATER 3153 (REI/VG)

Agent Comments

3 1 2

Price: \$856,500
Method: Private Sale
Date: 04/12/2025
Property Type: House
Land Size: 831 sqm approx



36 Orchard Rd BAYSWATER 3153 (REI/VG)

Agent Comments

3 1 2

Price: \$840,000
Method: Private Sale
Date: 22/11/2025
Rooms: 5
Property Type: House (Res)
Land Size: 729 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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