

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

1/5 BERRY 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$928,500

Property type

House

Suburb

Bayswater North

Period-from

01 Mar 2025

to

28 Feb 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

3/14 WHITE AVENUE BAYSWATER NORTH VIC 3153	\$860,000	20-Jan-26
3/538 DORSET ROAD CROYDON SOUTH VIC 3136	\$860,000	05-Feb-26
2/9 VICTORIA STREET RINGWOOD EAST VIC 3135	\$916,000	08-Nov-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: 11 March 2026



**3/14 WHITE AVENUE BAYSWATER
NORTH VIC 3153**

Sold Price

^{RS} **\$860,000**

Sold Date

20-Jan-26

 4  2  2

Distance

1.46km



**3/538 DORSET ROAD CROYDON
SOUTH VIC 3136**

Sold Price

\$860,000

Sold Date

05-Feb-26

 4  2  2

Distance

1.89km



**2/9 VICTORIA STREET RINGWOOD
EAST VIC 3135**

Sold Price

\$916,000

Sold Date

08-Nov-25

 4  2  2

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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