

## 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

3/40 SASSES AVENUE BAYSWATER VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$920,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$926,500

Property type

Other

Suburb

Bayswater

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

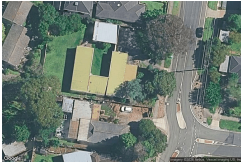
1/40 SASSES AVENUE BAYSWATER VIC 3153	\$930,000	31-Jan-26
2/7 BROWNING ROAD BORONIA VIC 3155	\$955,000	14-Nov-25
6 ELIZABETH STREET BAYSWATER VIC 3153	\$1,024,000	14-Feb-26

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: 23 March 2026

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**1/40 SASSES AVENUE  
BAYSWATER VIC 3153**

4 2 -

Sold Price <sup>RS</sup> **\$930,000** <sup>UN</sup> Sold Date **31-Jan-26**

Distance **0.01km**



**2/7 BROWNING ROAD BORONIA  
VIC 3155**

4 3 2

Sold Price **\$955,000** Sold Date **14-Nov-25**

Distance **1km**



**6 ELIZABETH STREET  
BAYSWATER VIC 3153**

4 3 2

Sold Price <sup>RS</sup> **\$1,024,000** <sup>UN</sup> Sold Date **14-Feb-26**

Distance **0.86km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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