

# 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 3/11 Church Street, Bayswater Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$850,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Bayswater

Period - From 04/03/2025 to 03/03/2026 Source Property Data

### 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	2/20 Marlborough Rd BAYSWATER 3153	\$803,500	24/02/2026
2	3/33 Canterbury Rd RINGWOOD EAST 3135	\$860,000	14/10/2025
3	1/37 Elmhurst Rd BAYSWATER NORTH 3153	\$792,000	10/10/2025

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: 04/03/2026 14:18



 3  2  2

**Property Type:** Unit  
**Land Size:** 283 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$850,000  
**Median Unit Price**  
04/03/2025 - 03/03/2026: \$680,000

## Comparable Properties



2/20 Marlborough Rd BAYSWATER 3153 (REI)

**Agent Comments**

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**Price:** \$803,500  
**Method:** Private Sale  
**Date:** 24/02/2026  
**Property Type:** Unit  
**Land Size:** 293 sqm approx



3/33 Canterbury Rd RINGWOOD EAST 3135 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 14/10/2025  
**Property Type:** Unit  
**Land Size:** 253.99 sqm approx



1/37 Elmhurst Rd BAYSWATER NORTH 3153 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$792,000  
**Method:** Private Sale  
**Date:** 10/10/2025  
**Property Type:** Unit  
**Land Size:** 300 sqm approx