

# 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

26 Central Avenue, Bayswater North Vic 3153
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### Indicative selling price

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

Range between 

\$800,000
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 & 

\$880,000
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### Median sale price

Median price 

\$948,785
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 Property Type 

House
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 Suburb 

Bayswater North
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Period - From 

01/10/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	98 Belmont Rd.E CROYDON SOUTH 3136	\$891,000	15/02/2026
2	1 Fairford Ct BAYSWATER NORTH 3153	\$864,000	05/01/2026
3	44 Eastfield Rd CROYDON SOUTH 3136	\$830,000	01/11/2025

**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 14:56
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**Rooms:** 6

**Property Type:** House

**Land Size:** 869 sqm approx

Agent Comments

## Comparable Properties



**98 Belmont Rd.E CROYDON SOUTH 3136 (REI)**

Agent Comments



**Price:** \$891,000

**Method:** Private Sale

**Date:** 15/02/2026

**Property Type:** House (Res)

**Land Size:** 864 sqm approx



**1 Fairford Ct BAYSWATER NORTH 3153 (REI/VG)**

Agent Comments



**Price:** \$864,000

**Method:** Private Sale

**Date:** 05/01/2026

**Property Type:** House (Res)

**Land Size:** 794 sqm approx



**44 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)**

Agent Comments



**Price:** \$830,000

**Method:** Private Sale

**Date:** 01/11/2025

**Property Type:** House

**Land Size:** 487 sqm approx