

# 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

16 Mcgivern Court, Bayswater North 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 \$990,000 & \$1,080,000

### Median sale price

Median price \$948,785 Property Type House Suburb Bayswater North

Period - From 01/10/2025 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.

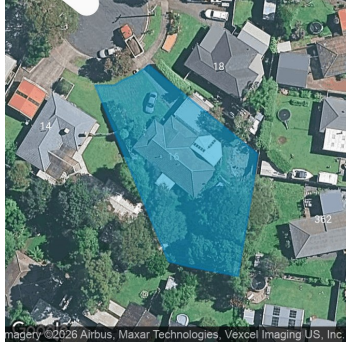
	Address of comparable property	Price	Date of sale
1	1 Pardin Ct BAYSWATER NORTH 3153	\$1,025,000	21/11/2025
2	70 Burdekin Av BAYSWATER NORTH 3153	\$997,000	08/11/2025
3	59 Watermoor Av KILSYTH SOUTH 3137	\$1,030,000	21/10/2025

**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:

13/03/2026 09:21



4   
 2   
 4

**Property Type:** residential  
**Land Size:** 1016m2 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$990,000 - \$1,080,000  
**Median House Price**  
 December quarter 2025: \$948,785

## Comparable Properties



1 Pardin Ct BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

4   
 2   
 2

**Price:** \$1,025,000  
**Method:** Private Sale  
**Date:** 21/11/2025  
**Property Type:** House (Res)  
**Land Size:** 871 sqm approx



70 Burdekin Av BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

4   
 2   
 3

**Price:** \$997,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx



59 Watermoor Av KILSYTH SOUTH 3137 (REI/VG)

Agent Comments

3   
 2   
 2

**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** House  
**Land Size:** 1000 sqm approx

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