

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 Holly Court, Bayswater Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$955,000 Property Type House Suburb Bayswater

Period - From 01/01/2026 to 31/03/2026 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	42 Kumala Rd BAYSWATER 3153	\$980,000	19/03/2026
2	6 Wilhelma Av BAYSWATER 3153	\$951,000	06/03/2026
3	6 Princess St BAYSWATER 3153	\$1,031,000	06/12/2025

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:

22/04/2026 21:10



4 1 4

Property Type: House
Land Size: 918 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
March quarter 2026: \$955,000

Comparable Properties



42 Kumala Rd BAYSWATER 3153 (REI)

Agent Comments

4 1 2

Price: \$980,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 1034 sqm approx



6 Wilhelma Av BAYSWATER 3153 (REI)

Agent Comments

3 1 1

Price: \$951,000
Method: Private Sale
Date: 06/03/2026
Rooms: 5
Property Type: House (Res)
Land Size: 975 sqm approx



6 Princess St BAYSWATER 3153 (REI/VG)

Agent Comments

4 2 4

Price: \$1,031,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 775 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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