

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

3/54 SINCLAIR ROAD BAYSWATER VIC 3153

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Feb 2025

to

31 Jan 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

1/16 FARNHAM ROAD BAYSWATER VIC 3153	\$765,000	13-Dec-25
3/10 MURENE COURT BORONIA VIC 3155	\$700,000	03-Nov-25
1/19 PINE ROAD BAYSWATER VIC 3153	\$790,000	17-Sep-25

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.~~

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1/16 FARNHAM ROAD BAYSWATER VIC 3153 Sold Price **\$765,000** Sold Date **13-Dec-25**

 3  1  2

Distance **0.38km**



3/10 MURENE COURT BORONIA VIC 3155 Sold Price **\$700,000** Sold Date **03-Nov-25**

 3  1  1

Distance **0.49km**



1/19 PINE ROAD BAYSWATER VIC 3153 Sold Price **\$790,000** Sold Date **17-Sep-25**

 3  2  1

Distance **0.91km**

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

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