

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

77 SASSES AVENUE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$903,250

Property type

House

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

19A MARGARET AVENUE BAYSWATER VIC 3153	\$1,110,000	07-Oct-25
11 WARRIEN COURT BAYSWATER VIC 3153	\$1,252,000	06-Sep-25
25 BEGONIA AVENUE BAYSWATER VIC 3153	\$1,106,888	02-Nov-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.~~

This Statement of Information was prepared on: 06 February 2026

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**19A MARGARET AVENUE
BAYSWATER VIC 3153**

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Sold Price **\$1,110,000** Sold Date **07-Oct-25**Distance **0.65km****11 WARRIEM COURT BAYSWATER
VIC 3153**

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Sold Price **\$1,252,000** Sold Date **06-Sep-25**Distance **0.91km****25 BEGONIA AVENUE
BAYSWATER VIC 3153**

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Sold Price **\$1,106,888** Sold Date **02-Nov-25**Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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