

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

2&3/3 CLAUDE STREET 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Dec 2024

to

30 Nov 2025

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

2/24 ORCHARD ROAD BAYSWATER VIC 3153	920000	16-Aug-25
2/30 BIRCH STREET BAYSWATER VIC 3153	893000	05-Jul-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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**2/24 ORCHARD ROAD
BAYSWATER VIC 3153**

3 2 1

Sold Price **920000** Sold Date **16-Aug-25**

Distance **1.15km**



**2/30 BIRCH STREET BAYSWATER
VIC 3153**

3 2 2

Sold Price **893000** Sold Date **05-Jul-25**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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