

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 12/20-24 Hamilton Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$661,250 Property Type Unit Suburb Bayswater North

Period - From 01/01/2025 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	5/10 Hamilton Rd BAYSWATER NORTH 3153	\$737,000	11/11/2025
2	1/20 Berry Rd BAYSWATER NORTH 3153	\$700,000	27/09/2025
3	11/12 Hamilton Rd BAYSWATER NORTH 3153	\$662,500	26/09/2025

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: 13/02/2026 11:19

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Property Type: Unit
Land Size: 270 sqm approx
Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

Year ending December 2025: \$661,250

Comparable Properties



5/10 Hamilton Rd BAYSWATER NORTH 3153 (REI/VG)

[Agent Comments](#)

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Price: \$737,000
Method: Private Sale
Date: 11/11/2025
Property Type: Unit
Land Size: 308 sqm approx



1/20 Berry Rd BAYSWATER NORTH 3153 (REI/VG)

[Agent Comments](#)

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Price: \$700,000
Method: Private Sale
Date: 27/09/2025
Property Type: House
Land Size: 409 sqm approx

11/12 Hamilton Rd BAYSWATER NORTH 3153 (VG)

[Agent Comments](#)

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Price: \$662,500
Method: Sale
Date: 26/09/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9870 6211



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