

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

17 CLIFFORD 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Bayswater

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

18 MAREEBA CRESCENT BAYSWATER VIC 3153	\$830,000	22-Feb-25
9 BOLAC STREET BAYSWATER VIC 3153	\$780,000	04-Jun-25
1 YARRAN GROVE BAYSWATER VIC 3153	\$813,000	12-Apr-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: 16 June 2025

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18 MAREEBA CRESCENT
BAYSWATER VIC 3153

 3 2 4

Sold Price **\$830,000** Sold Date **22-Feb-25**

Distance 0.17km



9 BOLAC STREET BAYSWATER VIC Sold Price
3153

 3 1 1

Sold Price ^{RS} **\$780,000** Sold Date **04-Jun-25**

Distance 1.04km



1 YARRAN GROVE BAYSWATER
VIC 3153

 3  1  2

Sold Price **\$813,000** Sold Date **12-Apr-25**

Distance 0.59km

RS = Recent sale UN = Undisclosed Sale

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