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	4/619 MOUNTAIN HIGHWAY 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	$505,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$681,000	Property type	Unit	Suburb	Bayswater
Period-from	01 Apr 2024	to	31 Mar 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
8/631 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	$490,000	08-Sep-24
3/4 ALWYN STREET BAYSWATER VIC 3153	$495,000	01-Jul-24
28/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	$506,000	30-Nov-24

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: 02 April 2025

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8/631 MOUNTAIN HIGHWAY BAYSWATER VIC 3153

1 1 1

Sold Price **$490,000** Sold Date **08-Sep-24**

Distance **0.13km**



3/4 ALWYN STREET BAYSWATER VIC 3153

2 1 1

Sold Price **$495,000** Sold Date **01-Jul-24**

Distance **0.45km**



28/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price **$506,000** Sold Date **30-Nov-24**

Distance **1.37km**

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

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