

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

1/3 DALPURA DRIVE 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

\$770,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Bayswater

Period-from

01 Aug 2025

to

31 Jul 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

1/19 CUMBERLAND AVENUE BAYSWATER VIC 3153	\$822,000	01-Jul-26
47 TERAMA CRESCENT BAYSWATER VIC 3153	\$851,500	13-May-26
1/2 MAPLE STREET BAYSWATER VIC 3153	\$765,000	12-May-26

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: 25 August 2026



**1/19 CUMBERLAND AVENUE
 BAYSWATER VIC 3153**

 3  1  2

Sold Price

^{RS}

\$822,000

Sold Date

01-Jul-26

Distance

0.83km



**47 TERAMA CRESCENT
 BAYSWATER VIC 3153**

 3  1  2

Sold Price

\$851,500

Sold Date

13-May-26

Distance

1.36km



**1/2 MAPLE STREET BAYSWATER
 VIC 3153**

 3  1  1

Sold Price

\$765,000

Sold Date

12-May-26

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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