

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

3/628 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Sep 2025

to

31 Aug 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

16/24-28 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$580,000	09-Aug-26
1/16 STUD ROAD BAYSWATER VIC 3153	\$550,000	10-Jul-26
2/33 HIGH STREET BAYSWATER VIC 3153	\$535,000	24-Jun-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: 02 September 2026



**16/24-28 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price

^{RS}

\$580,000

Sold Date **09-Aug-26**

Distance **1.77km**



**1/16 STUD ROAD BAYSWATER VIC
3153**

 2  1  2

Sold Price

\$550,000

Sold Date **10-Jul-26**

Distance **0.93km**



**2/33 HIGH STREET BAYSWATER
VIC 3153**

 2  1  1

Sold Price

\$535,000

Sold Date **24-Jun-26**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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