

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

21 MAIDA AVENUE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,500

Property type

House

Suburb

Bayswater

Period-from

01 Aug 2024

to

31 Jul 2025

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

568 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$775,000	01-Mar-25
3 WASHUSEN ROAD HEATHMONT VIC 3135	\$850,000	24-Jul-25
15 ENFIELD DRIVE BAYSWATER VIC 3153	\$805,501	28-Mar-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.~~

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**568 MOUNTAIN HIGHWAY
 BAYSWATER VIC 3153**

3 1 2

Sold Price **\$775,000** Sold Date **01-Mar-25**

Distance **0.96km**



**3 WASHUSEN ROAD HEATHMONT
 VIC 3135**

3 1 2

Sold Price ^{RS} **\$850,000** Sold Date **24-Jul-25**

Distance **1.72km**



**15 ENFIELD DRIVE BAYSWATER
 VIC 3153**

3 1 2

Sold Price **\$805,501** Sold Date **28-Mar-25**

Distance **1.88km**

RS = Recent sale UN = Undisclosed Sale

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