

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

27/24-28 GLEN PARK ROAD BAYSWATER NORTH 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Sep 2024

to

31 Aug 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

20/20-24 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$620,000	01-Jul-25
9/37-41 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$595,000	07-May-25
7/26-28 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$618,000	26-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.~~

This Statement of Information was prepared on: 02 September 2025



**20/20-24 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$620,000** Sold Date **01-Jul-25**

Distance **0.31km**



**9/37-41 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$595,000** Sold Date **07-May-25**

Distance **0.33km**



**7/26-28 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$618,000** Sold Date **26-Mar-25**

Distance **0.37km**

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

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