

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

2/16 John Street, Bayswater Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$750,000

Median sale price

Median price \$685,000

Property Type Unit

Suburb Bayswater

Period - From 01/04/2025

to

30/06/2025

Source REIV

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 six 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	1/26 High St BAYSWATER 3153	\$711,000	01/07/2025
2	4/4 Myrtle St BAYSWATER 3153	\$685,000	03/06/2025
3	1/13 Maple St BAYSWATER 3153	\$745,000	26/04/2025

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 six months.~~

This Statement of Information was prepared on:

21/09/2025 10:28



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Property Type: Unit
Land Size: 191 sqm approx

Agent Comments

About 7 years old. 6 on the block. Body corp fees approx. \$1200 per year Council rate approx. \$1605 per year

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

June quarter 2025: \$685,000

Comparable Properties



1/26 High St BAYSWATER 3153 (REI)

Agent Comments

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Price: \$711,000
Method: Private Sale
Date: 01/07/2025
Property Type: Unit
Land Size: 293 sqm approx



4/4 Myrtle St BAYSWATER 3153 (REI)

Agent Comments

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Price: \$685,000
Method: Private Sale
Date: 03/06/2025
Property Type: Unit
Land Size: 223 sqm approx



1/13 Maple St BAYSWATER 3153 (REI/VG)

Agent Comments

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Price: \$745,000
Method: Auction Sale
Date: 26/04/2025
Property Type: Unit

Account - The One Real Estate (AU) | P: 03 7007 5707