

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

4/39 HIGH STREET 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Nov 2024

to

31 Oct 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

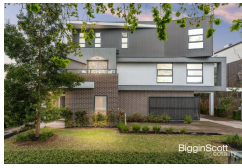
Date of sale

1/39 HIGH STREET BAYSWATER VIC 3153	\$710,000	29-Oct-25
6/39 HIGH STREET BAYSWATER VIC 3153	\$630,000	07-Jul-25
2/31 HIGH STREET BAYSWATER VIC 3153	\$600,000	27-May-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: 17 November 2025



**1/39 HIGH STREET BAYSWATER
VIC 3153**

 3  3  1

Sold Price

^{RS}

\$710,000

Sold Date

29-Oct-25

Distance

0km



**6/39 HIGH STREET BAYSWATER
VIC 3153**

 3  3  1

Sold Price

\$630,000

Sold Date

07-Jul-25

Distance

0km



**2/31 HIGH STREET BAYSWATER
VIC 3153**

 3  1  2

Sold Price

\$600,000

Sold Date

27-May-25

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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