

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

91 ORANGE GROVE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Bayswater

Period-from

01 Feb 2025

to

31 Jan 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

25 BEGONIA AVENUE BAYSWATER VIC 3153	\$1,106,888	02-Nov-25
6 BELOT CLOSE BAYSWATER VIC 3153	\$1,197,000	06-Sep-25
68 SASSES AVENUE BAYSWATER VIC 3153	\$1,055,000	20-Dec-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: 16 February 2026



25 BEGONIA AVENUE BAYSWATER VIC 3153

 4
  2
  2

Sold Price

\$1,106,888

Sold Date **02-Nov-25**

Distance

0.19km


6 BELOT CLOSE BAYSWATER VIC 3153

 4
  2
  2

Sold Price

\$1,197,000

Sold Date **06-Sep-25**

Distance

0.82km


68 SASSES AVENUE BAYSWATER VIC 3153

 4
  2
  2

Sold Price

\$1,055,000

Sold Date **20-Dec-25**

Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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