

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

125 SCORESBY ROAD 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$926,500

Property type

House

Suburb

Bayswater

Period-from

01 Mar 2025

to

28 Feb 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

| | | |
|-------------------------------------|-----------|-----------|
| 8 DEVENISH ROAD BORONIA VIC 3155 | \$780,000 | 30-Aug-25 |
| 9 BOLAC STREET BAYSWATER VIC 3153 | \$780,000 | 04-Jun-25 |
| 18 KEELER AVENUE BAYSWATER VIC 3153 | \$835,000 | 31-Oct-24 |

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 March 2026


8 DEVENISH ROAD BORONIA VIC 3155

Sold Price

\$780,000

 Sold Date **30-Aug-25**
 3
  1
  2

 Distance **0.13km**

9 BOLAC STREET BAYSWATER VIC 3153

Sold Price

 Sold Date **04-Jun-25**
 3
  1
  1

 Distance **0.4km**

18 KEELER AVENUE BAYSWATER VIC 3153

Sold Price

\$835,000

 Sold Date **31-Oct-24**
 3
  1
  1

 Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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