

## 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

2/19 CUMBERLAND AVENUE BAYSWATER VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Bayswater

Period-from

01 May 2025

to

30 Apr 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

3/5 COORIE AVENUE BAYSWATER VIC 3153	\$700,000	29-Jan-26
5/16 JOHN STREET BAYSWATER VIC 3153	\$718,000	31-Jan-26

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: 13 May 2026



**3/5 COORIE AVENUE BAYSWATER** Sold Price **\$700,000** Sold Date **29-Jan-26**  
**VIC 3153**

 2  
  1  
  1

Distance **2.53km**



**5/16 JOHN STREET BAYSWATER** Sold Price **\$718,000** Sold Date **31-Jan-26**  
**VIC 3153**

 2  
  2  
  1

Distance **2.13km**

RS = Recent sale

UN = Undisclosed Sale

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