

## 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

3/54 SINCLAIR ROAD 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

\$780,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/4 SINCLAIR ROAD BAYSWATER VIC 3153 | \$737,000 | 12-Dec-24 |
| 1/3 KENNETH ROAD BAYSWATER VIC 3153  | \$860,000 | 03-Apr-25 |
| 2/56 CENTRAL AVENUE BORONIA VIC 3155 | \$856,000 | 10-Sep-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.~~

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**2/4 SINCLAIR ROAD BAYSWATER  
VIC 3153**

Sold Price

**\$737,000**

Sold Date

**12-Dec-24**

 3  2  2

Distance

**0.46km**



**1/3 KENNETH ROAD BAYSWATER  
VIC 3153**

Sold Price

**\$860,000**

Sold Date

**03-Apr-25**

 3  2  2

Distance

**0.31km**



**2/56 CENTRAL AVENUE BORONIA  
VIC 3155**

Sold Price

**\$856,000**

Sold Date

**10-Sep-25**

 3  2  2

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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