

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

26 PATTERSON 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Bayswater

Period-from

01 Jun 2025

to

31 May 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

50 ALLANFIELD CRESCENT BORONIA VIC 3155	\$817,000	13-May-26
6 ESSEX COURT BAYSWATER VIC 3153	\$825,000	10-Apr-26
25 WARRUGA AVENUE BAYSWATER VIC 3153	\$850,000	19-Apr-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: 18 June 2026

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**50 ALLANFIELD CRESCENT
BORONIA VIC 3155**

3 1 4

Sold Price

^{RS} **\$817,000** Sold Date **13-May-26**

Distance **1.14km**



**6 ESSEX COURT BAYSWATER VIC
3153**

3 1 3

Sold Price

\$825,000 Sold Date **10-Apr-26**

Distance **1.25km**



**25 WARRUGA AVENUE
BAYSWATER VIC 3153**

3 2 4

Sold Price

\$850,000 Sold Date **19-Apr-26**

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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