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	8 Oakfield Court, Bayswater, Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between	$895,000	&	$984,000

Median sale price

Median price	$882,750	Property type	*House*	Suburb	Bayswater

Period - From	01/05/2026	to	31/07/2026	Source	PropTrack

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 six 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
36 Pindari Drive, Bayswater, VIC 3153	$940,000	13/06/2026
9 Elizabeth Street, Bayswater, VIC 3153	$908,500	08/08/2026
18 Pindari Drive, Bayswater, VIC 3153	$965,000	25/03/2026

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 six months.~~

This Statement of Information was prepared on: 27/08/2026