

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

9 WHITHERS 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

\$965,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,500

Property type

House

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

80 FARNHAM ROAD BAYSWATER VIC 3153	\$825,000	05-Dec-25
20 BEILBY STREET BAYSWATER VIC 3153	\$955,000	14-Mar-26
16 BEILBY STREET BAYSWATER VIC 3153	\$987,000	02-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: 13 May 2026


**80 FARNHAM ROAD BAYSWATER
VIC 3153**
 3  2  2

Sold Price

^{RS}
\$825,000

Sold Date

05-Dec-25

Distance

1.75km

**20 BEILBY STREET BAYSWATER
VIC 3153**
 4  2  2

Sold Price

^{RS}
\$955,000

Sold Date

14-Mar-26

Distance

1.85km

**16 BEILBY STREET BAYSWATER
VIC 3153**
 3  2  2

Sold Price

^{RS}
\$987,000

Sold Date

02-Apr-26

Distance

1.91km
RS = Recent sale

UN = Undisclosed Sale

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