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PROPERTY PRICE STATEMENT

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

02/11/2026

Property offered for sale

Address including suburb and postcode

2/9 Myrtle Street, Bayswater, VIC, 3153

Key features of the property

Building type	Number of bedrooms	Number of bathrooms
Brick townhouse	3	2
Number of car spaces	**Internal floor space (m²)**	**Total land size (m²)**
2	130	187

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price $ _____ OR Range between $ 750,000 & $ 825,000

Seller's reserve price (If property is to be sold by auction or fixed-date sale.)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section. *[Insert N/A if the property is not to be sold by auction or fixed-date sale]*

Seller's reserve price $

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $	Property type	Suburb
$790,000	Unit	Bayswater
Period from	**Period to**	**Source**
01/11/2025	31/10/2026	https://www.realestate.com.au/vic/bayswater-3153/

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.
If there were fewer than three, but one or two, comparable properties, these must be included below. These properties were used to help determine the estimated selling price. *[Insert N/A in blank sections]*

Comparable property 1

Address
2/42, Mareeba Crescent, Bayswater, VIC, 3153, Australia

Sale price $ | Date of sale
785,000 | 14/10/2026

Key features

Building type | Number of bedrooms | Number of bathrooms
Brick townhouse | 3 | 2

Number of car spaces | Internal floor space (m²) | Total land size (m²)
2 | 154 | 228

Comparable property 2

Address
2/1, Leonard Street, Bayswater, VIC, 3153, Australia

Sale price $ | Date of sale
$820,000 | 04/08/2026

Key features

Building type | Number of bedrooms | Number of bathrooms
Brick townhouse | 3 | 2

Number of car spaces | Internal floor space (m²) | Total land size (m²)
1 | 105 | 248

Comparable property 3

Address
2/36 Greenhill Road Bayswater North VIC 3153

Sale price $ | Date of sale
787,000 | 20/08/2026

Key features

Building type | Number of bedrooms | Number of bathrooms
Brick townhouse | 3 | 1

Number of car spaces | Internal floor space (m²) | Total land size (m²)
2 | 120 | 247

Reason there are fewer than three comparable properties

☐ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:
[Insert N/A if there were three comparable properties]

Reason

_____

_____

_____

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price $ _____

Unconditional sale date _____