

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

4/20 Maple Street, Bayswater Vic 3153

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$752,000

Property Type

Townhouse

Suburb

Bayswater

Period - From

23/02/2025

to

22/02/2026

Source

Property Data

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
1	2b Derby Rd BORONIA 3155	\$980,000	12/12/2025
2	2/4 Maple St BAYSWATER 3153	\$925,000	07/11/2025
3	1/34 Devenish Rd BORONIA 3155	\$945,000	05/11/2025

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:

23/02/2026 10:03

4/20 Maple Street, Bayswater Vic 3153



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$950,000

Median Townhouse Price

23/02/2025 - 22/02/2026: \$752,000

BigginScott

Comparable Properties



2b Derby Rd BORONIA 3155 (REI)

Agent Comments

 3  2  2

Price: \$980,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: House (Res)

Land Size: 366 sqm approx



2/4 Maple St BAYSWATER 3153 (REI/VG)

Agent Comments

 3  2  4

Price: \$925,000

Method: Private Sale

Date: 07/11/2025

Property Type: House

Land Size: 499 sqm approx



1/34 Devenish Rd BORONIA 3155 (REI)

Agent Comments

 3  2  2

Price: \$945,000

Method: Private Sale

Date: 05/11/2025

Property Type: Townhouse (Single)

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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