

## 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

47 BAYVIEW ROAD MCCRAE VIC 3938

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Mccrae

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 1 PARKES STREET MCCRAE VIC 3938     | \$1,629,500 | 13-Dec-24 |
| 15 NAVIGATOR STREET MCCRAE VIC 3938 | \$1,875,000 | 26-Feb-25 |
| 5 PARKES STREET MCCRAE VIC 3938     | \$2,250,000 | 13-Dec-24 |

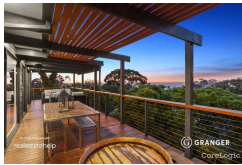
OR

**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: 02 June 2025



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**1 PARKES STREET MCCRAE VIC 3938**

4 3 2

Sold Price **\$1,629,500** Sold Date **13-Dec-24**

Distance **0.14km**



**15 NAVIGATOR STREET MCCRAE VIC 3938**

4 2 3

Sold Price **\$1,875,000** Sold Date **26-Feb-25**

Distance **0.6km**



**5 PARKES STREET MCCRAE VIC 3938**

4 3 4

Sold Price **\$2,250,000** Sold Date **13-Dec-24**

Distance **0.18km**

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

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