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	38 BANGALAY PLACE BERWICK VIC 3806

Indicative selling price

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

~~Single Price~~		or range between	$730,000	&	$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$876,000	Property type	House	Suburb	Berwick
Period-from	01 May 2024	to	30 Apr 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
9 WOODLANDS CRESCENT NARRE WARREN VIC 3805	$800,000	12-Mar-25
14 GINGHAM PLACE BERWICK VIC 3806	$785,000	17-Mar-25
61 AVEBURY DRIVE BERWICK VIC 3806	$785,000	09-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: 26 May 2025

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9 WOODLANDS CRESCENT NARRE WARREN VIC 3805

3 2 2

Sold Price RS $800,000 Sold Date 12-Mar-25

Distance 1.39km



14 GINGHAM PLACE BERWICK VIC 3806

3 2 1

Sold Price $785,000 Sold Date 17-Mar-25

Distance 0.69km



61 AVEBURY DRIVE BERWICK VIC 3806

3 2 2

Sold Price Sold Date 09-Dec-24

Distance 0.97km

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

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