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	7 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	$715,000	&	$786,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	House	Suburb	Berwick
Period-from	01 Jul 2024	to	30 Jun 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
5 MARYN CLOSE BERWICK VIC 3806	$780,000	20-Apr-25
7 MIRRABOOK COURT BERWICK VIC 3806	$770,000	24-Jun-25
36 BALMAIN DRIVE BERWICK VIC 3806	$758,000	22-Mar-25

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: 10 July 2025

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5 MARYN CLOSE BERWICK VIC 3806

3 2 2

Sold Price **$780,000** Sold Date **20-Apr-25**

Distance **0.93km**



7 MIRRABOOK COURT BERWICK VIC 3806

3 2 2

Sold Price RS **$770,000** Sold Date **24-Jun-25**

Distance **0.59km**



36 BALMAIN DRIVE BERWICK VIC 3806

3 2 2

Sold Price **$758,000** Sold Date **22-Mar-25**

Distance **1.18km**

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

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