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	6 MANORWOOD WAY 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$482,000	Property type	Land	Suburb	Berwick
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Cotality

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
7 FANFARE CLOSE BERWICK VIC 3806	$1,150,000	30-Jun-25
6 BERMERALE COURT BERWICK VIC 3806	$1,150,000	23-Mar-25
256 SOLDIERS ROAD BERWICK VIC 3806	$1,200,000	25-Jun-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: 22 July 2025

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7 FANFARE CLOSE BERWICK VIC 3806

4 2 3

Sold Price RS $1,150,000 Sold Date 30-Jun-25

Distance 0.29km



6 BERMERALE COURT BERWICK VIC 3806

4 2 2

Sold Price $1,150,000 Sold Date 23-Mar-25

Distance 0.42km



256 SOLDIERS ROAD BERWICK VIC 3806

4 2 2

Sold Price RS $1,200,000 Sold Date 25-Jun-25

Distance 1.09km

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

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