

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

2 GRAND MANOR DRIVE 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

\$885,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2024

to

31 Jul 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

6 BERMERALE COURT BERWICK VIC 3806	\$1,150,000	23-Mar-25
256 SOLDIERS ROAD BERWICK VIC 3806	\$1,200,000	16-Jun-25
13 OLDIS COURT BERWICK VIC 3806	\$1,150,000	24-Jul-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: 16 August 2025

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**6 BERMERALE COURT BERWICK
VIC 3806**

 4  2  2

Sold Price

\$1,150,000

Sold Date

23-Mar-25

Distance

0.29km



**256 SOLDIERS ROAD BERWICK
VIC 3806**

 4  2  2

Sold Price

\$1,200,000

Sold Date

16-Jun-25

Distance

1.22km



**13 OLDIS COURT BERWICK VIC
3806**

 4  2  2

Sold Price

^{RS} **\$1,150,000**

Sold Date

24-Jul-25

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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