

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

1 BERTRAND CLOSE 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2024

to

31 Aug 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 COOLABAH GROVE BERWICK VIC 3806	\$925,000	12-May-25
19 FLORENCE AVENUE BERWICK VIC 3806	\$900,000	25-May-25
16 BOWEN COURT BERWICK VIC 3806	\$910,000	15-Apr-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: 05 September 2025

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**6 COOLABAH GROVE BERWICK
VIC 3806**

 4  2  2

Sold Price

\$925,000

Sold Date

12-May-25

Distance

0.68km



**19 FLORENCE AVENUE BERWICK
VIC 3806**

 4  3  2

Sold Price

\$900,000

Sold Date

25-May-25

Distance

0.2km



**16 BOWEN COURT BERWICK VIC
3806**

 4  2  2

Sold Price

\$910,000

Sold Date

15-Apr-25

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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