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 MARSH GROVE 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	$880,000	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
13 OLDIS COURT BERWICK VIC 3806	$1,150,000	24-Jul-25
6 MANORWOOD WAY BERWICK VIC 3806	$1,183,000	20-Aug-25
29 COUNTY DRIVE BERWICK VIC 3806	$1,115,000	02-Sep-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: 08 September 2025

hayley taufa
M 0400091398
E htaufa@barryplant.com.au

13 OLDIS COURT BERWICK VIC 3806

4 2 2

Sold Price RS $1,150,000 Sold Date 24-Jul-25

Distance 1.18km

6 MANORWOOD WAY BERWICK VIC 3806

4 2 2

Sold Price RS $1,183,000 Sold Date 20-Aug-25

Distance 1.6km

29 COUNTY DRIVE BERWICK VIC 3806

4 2 2

Sold Price RS $1,115,000 Sold Date 02-Sep-25

Distance 2.04km

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

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