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	3 LOWANNA STREET 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	$1,150,000	&	$1,250,000

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
9 LOWANNA STREET BERWICK VIC 3806	$1,160,000	19-Aug-25
6 ASCOT RISE BERWICK VIC 3806	$1,200,000	20-Aug-25
4 PACKARD STREET BERWICK VIC 3806	$1,255,000	20-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: 09 September 2025

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9 LOWANNA STREET BERWICK VIC 3806

4 2 2

Sold Price RS **$1,160,000** Sold Date **19-Aug-25**

Distance **0.06km**



6 ASCOT RISE BERWICK VIC 3806

3 2 3

Sold Price RS **$1,200,000** Sold Date **20-Aug-25**

Distance **1.51km**



4 PACKARD STREET BERWICK VIC 3806

4 2 3

Sold Price RS **$1,255,000** UN Sold Date **20-Jun-25**

Distance **0.15km**

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

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