

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

8 DANEHILL 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2024

to

30 Sep 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 DANEHILL GROVE BERWICK VIC 3806	\$975,000	13-Oct-25
135 BELLEVUE DRIVE BERWICK VIC 3806	\$930,000	08-Oct-25
3 SACHIKO PLACE BERWICK VIC 3806	\$950,000	29-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: 17 October 2025

hayley taufa

M 0400091398

E htaufa@barryplant.com.au



7 DANEHILL GROVE BERWICK VIC 3806

Sold Price

^{RS}

\$975,000

Sold Date

13-Oct-25



4



2



2

Distance

0.02km



135 BELLEVUE DRIVE BERWICK VIC 3806

Sold Price

^{RS}

\$930,000

Sold Date

08-Oct-25



4



2



2

Distance

0.31km



3 SACHIKO PLACE BERWICK VIC 3806

Sold Price

\$950,000

Sold Date

29-Jun-25



4



2



2

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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