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 GLOVER COURT 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	&	$968,000

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
3 HARCOURT WAY BERWICK VIC 3806	$950,000	11-Aug-25
13 VALLEY VIEW CRESCENT BERWICK VIC 3806	$960,000	13-May-25
11 BENSON COURT NARRE WARREN VIC 3805	$940,000	28-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: 25 October 2025

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3 HARCOURT WAY BERWICK VIC 3806

3 2 2

Sold Price **$950,000** Sold Date **11-Aug-25**

Distance **0.63km**



13 VALLEY VIEW CRESCENT BERWICK VIC 3806

4 2 2

Sold Price **$960,000** Sold Date **13-May-25**

Distance **0.99km**



11 BENSON COURT NARRE WARREN VIC 3805

4 2 2

Sold Price **$940,000** Sold Date **28-Jul-25**

Distance **1.85km**

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

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