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	5 MANORWOOD WAY 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	&	$1,210,000

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
6 MANORWOOD WAY BERWICK VIC 3806	$1,183,000	20-Aug-25
7 FANFARE CLOSE BERWICK VIC 3806	$1,150,000	28-Jun-25
13 OLDIS COURT BERWICK VIC 3806	$1,150,000	12-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: 30 October 2025

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6 MANORWOOD WAY BERWICK VIC 3806

4 2 2

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

Distance 0.05km



7 FANFARE CLOSE BERWICK VIC 3806

4 2 3

Sold Price $1,150,000 Sold Date 28-Jun-25

Distance 0.28km



13 OLDIS COURT BERWICK VIC 3806

4 2 2

Sold Price Sold Date 12-Jul-25

Distance 0.45km

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

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