

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

6 MONARCH ROAD 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

\$935,000

&

\$1,028,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2024

to

31 Oct 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 FLORIDA COURT BERWICK VIC 3806

\$985,000

21-Aug-25

9 KINGSMILL TERRACE BERWICK VIC 3806

\$1,020,000

07-Nov-25

88 BRIDGEWATER BOULEVARD BERWICK VIC 3806

\$950,000

31-May-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: 18 November 2025



6 FLORIDA COURT BERWICK VIC 3806

 3
  2
  2

Sold Price

\$985,000

Sold Date

21-Aug-25

Distance

0.68km


9 KINGSMILL TERRACE BERWICK VIC 3806

 4
  2
  2

Sold Price

^{RS} **\$1,020,000**

Sold Date

07-Nov-25

Distance

1.64km


88 BRIDGEWATER BOULEVARD BERWICK VIC 3806

 4
  2
  2

Sold Price

\$950,000

Sold Date

31-May-25

Distance

0.21km
RS = Recent sale

UN = Undisclosed Sale

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