

## 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 RIVALIRA PLACE BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Other

Suburb

Berwick

Period-from

01 Feb 2025

to

31 Jan 2026

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 5/147 GOLF LINKS ROAD BERWICK VIC 3806 | \$740,000 | 07-Oct-25 |
| 1/66 GOLF LINKS ROAD BERWICK VIC 3806  | \$745,000 | 11-Nov-25 |
| 55 WALKER WAY BERWICK VIC 3806         | \$790,000 | 28-Dec-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.~~

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Adam Mahmoud  
P 03 8794 6100  
M 0411 664 260  
E amahmoud@barryplant.com.au



**5/147 GOLF LINKS ROAD BERWICK VIC 3806** Sold Price **\$740,000** Sold Date **07-Oct-25**  
Distance **0.32km**

 3  2  2



**1/66 GOLF LINKS ROAD BERWICK VIC 3806** Sold Price **\$745,000** Sold Date **11-Nov-25**  
Distance **0.87km**

 3  2  2



**55 WALKER WAY BERWICK VIC 3806** Sold Price <sup>RS</sup> **\$790,000** Sold Date **28-Dec-25**  
Distance **0.98km**

 4  2  2

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

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