

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 ESCOTT 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

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

7 ESCOTT GROVE BERWICK VIC 3806	\$910,000	23-Sep-25
135 BELLEVUE DRIVE BERWICK VIC 3806	\$930,000	17-Sep-25
5 IMER CRESCENT BERWICK VIC 3806	\$940,000	17-Oct-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: 09 February 2026

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7 ESCOTT GROVE BERWICK VIC 3806

 4  2  2

Sold Price

\$910,000

Sold Date

23-Sep-25

Distance

0.03km



135 BELLEVUE DRIVE BERWICK VIC 3806

 4  2  2

Sold Price

\$930,000

Sold Date

17-Sep-25

Distance

1.15km



5 IMER CRESCENT BERWICK VIC 3806

 4  2  2

Sold Price

\$940,000

Sold Date

17-Oct-25

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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