

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

1 FESTIVAL TERRACE 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

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Commercial

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

9 WIRRABARRA PLACE BERWICK VIC 3806	\$915,000	26-Nov-25
3 AMBLESIDE CRESCENT BERWICK VIC 3806	\$910,000	09-Oct-25
3 MITRE CRESCENT BERWICK VIC 3806	\$905,000	27-Jan-26

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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9 WIRRABARRA PLACE BERWICK VIC 3806 Sold Price ^{RS} **\$915,000** Sold Date **26-Nov-25**

 3  2  1

Distance **0.34km**



3 AMBLESIDE CRESCENT BERWICK VIC 3806 Sold Price **\$910,000** Sold Date **09-Oct-25**

 3  2  1

Distance **2.19km**



3 MITRE CRESCENT BERWICK VIC 3806 Sold Price ^{RS} **\$905,000** Sold Date **27-Jan-26**

 3  2  2

Distance **0.73km**

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

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