

## 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 HOWITT COURT 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

\$935,000

&

\$1,028,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2025

to

28 Feb 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

6 BANGALAY PLACE BERWICK VIC 3806	\$1,000,000	01-Nov-25
20 BANGALAY PLACE BERWICK VIC 3806	\$980,000	24-Aug-25
8 OSCAR COURT BERWICK VIC 3806	\$1,005,000	22-Sep-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: 13 March 2026

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**6 BANGALAY PLACE BERWICK VIC** Sold Price **\$1,000,000** Sold Date **01-Nov-25**  
**3806**

 4  2  -

Distance **0.35km**



**20 BANGALAY PLACE BERWICK** Sold Price **\$980,000** Sold Date **24-Aug-25**  
**VIC 3806**

 4  2  2

Distance **0.37km**



**8 OSCAR COURT BERWICK VIC** Sold Price **\$1,005,000** Sold Date **22-Sep-25**  
**3806**

 3  3  1

Distance **0.38km**

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

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