

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

4 BOWEN COURT 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

\$800,000

&

\$880,000

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

7 BANGALAY PLACE BERWICK VIC 3806	\$862,000	22-Sep-25
112 AVEBURY DRIVE BERWICK VIC 3806	\$873,000	24-Jan-26
4 KALMIA COURT NARRE WARREN VIC 3805	\$880,000	20-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.~~

This Statement of Information was prepared on: 17 March 2026

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7 BANGALAY PLACE BERWICK VIC 3806 Sold Price

\$862,000 Sold Date **22-Sep-25**

 3  2  2

Distance **0.23km**



112 AVEBURY DRIVE BERWICK VIC 3806 Sold Price

\$873,000 Sold Date **24-Jan-26**

 3  2  2

Distance **0.38km**



4 KALMIA COURT NARRE WARREN VIC 3805 Sold Price

\$880,000 Sold Date **20-Dec-25**

 3  2  2

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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