

## 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

40 JACK WILLIAM WAY 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,500

Property type

House

Suburb

Berwick

Period-from

01 Apr 2025

to

31 Mar 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 GALENIA STREET CRANBOURNE NORTH VIC 3977	\$860,000	15-Jan-26
48 STEFAN DRIVE BERWICK VIC 3806	\$810,000	11-Jan-26
25 LISBURN WAY BERWICK VIC 3806	\$838,000	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.~~

This Statement of Information was prepared on: 07 April 2026

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**5 GALENIA STREET CRANBOURNE  
NORTH VIC 3977**

 3  2  2

Sold Price

**\$860,000**

Sold Date

**15-Jan-26**

Distance

**1.61km**



**48 STEFAN DRIVE BERWICK VIC  
3806**

 3  2  2

Sold Price

**\$810,000**

Sold Date

**11-Jan-26**

Distance

**2.29km**



**25 LISBURN WAY BERWICK VIC  
3806**

 3  2  2

Sold Price

**\$838,000**

Sold Date

**27-Jan-26**

Distance

**2.33km**

RS = Recent sale

UN = Undisclosed Sale

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