

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

26 MASQUERADE ROAD 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

\$630,000

&

\$690,000

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

180 CARNIVAL BOULEVARD BERWICK VIC 3806	\$680,000	29-Oct-25
18 MASQUERADE ROAD BERWICK VIC 3806	\$665,000	03-Dec-25
13 TWEED ROAD CLYDE NORTH VIC 3978	\$679,333	01-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: 22 April 2026

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**180 CARNIVAL BOULEVARD
BERWICK VIC 3806**

 3  2  2

Sold Price

\$680,000

Sold Date

29-Oct-25

Distance

0.76km



**18 MASQUERADE ROAD BERWICK
VIC 3806**

 3  2  2

Sold Price

\$665,000

Sold Date

03-Dec-25

Distance

0km



**13 TWEED ROAD CLYDE NORTH
VIC 3978**

 3  2  2

Sold Price

\$679,333

Sold Date

01-Dec-25

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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