

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

17/52-54 SHINNERS AVENUE 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

\$605,000

&

\$665,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Berwick

Period-from

01 May 2025

to

30 Apr 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

3/8-13 ADELAIDE CLOSE BERWICK VIC 3806	\$670,000	27-Nov-24
31/52-54 SHINNERS AVENUE BERWICK VIC 3806	\$660,000	09-Feb-26
1/12 BERTRAND CLOSE BERWICK VIC 3806	\$650,000	03-Jun-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: 14 May 2026

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3/8-13 ADELAIDE CLOSE BERWICK VIC 3806 Sold Price **\$670,000** Sold Date **27-Nov-24**

 3  1  1

Distance **0.95km**



31/52-54 SHINNERS AVENUE BERWICK VIC 3806 Sold Price **\$660,000** Sold Date **09-Feb-26**

 3  2  2

Distance **0km**



1/12 BERTRAND CLOSE BERWICK VIC 3806 Sold Price **\$650,000** Sold Date **03-Jun-25**

 3  1  1

Distance **1.5km**

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

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