

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

12-14 JERILDERIE DRIVE 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

\$980,000

&

\$1,078,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2025

to

31 May 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 SANDILANDS COURT NARRE WARREN NORTH VIC 3804	\$1,075,000	10-Mar-26
3 ARISTOTLE COURT NARRE WARREN VIC 3805	\$1,030,000	15-Apr-26
7 GLENBRAE COURT BERWICK VIC 3806	\$990,000	30-Mar-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: 19 June 2026

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3 SANDILANDS COURT NARRE WARREN NORTH VIC 3804

 4  2  2

Sold Price **\$1,075,000** Sold Date **10-Mar-26**

Distance **1.18km**



3 ARISTOTLE COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price ^{RS} **\$1,030,000** Sold Date **15-Apr-26**

Distance **1.27km**



7 GLENBRAE COURT BERWICK VIC 3806

 4  2  2

Sold Price **\$990,000** Sold Date **30-Mar-26**

Distance **1.22km**

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

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