

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

9 NORHAM 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

\$730,000

&

\$780,000

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

6 NORHAM COURT BERWICK VIC 3806	\$798,000	22-Feb-26
4 MELROSE COURT BERWICK VIC 3806	\$775,000	24-Feb-26
5 ASHFIELD DRIVE BERWICK VIC 3806	\$767,500	20-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.~~

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Nicola Parreira
 P 03 8794 6100
 M 0407 921 332
 E nparreira@barryplant.com.au



6 NORHAM COURT BERWICK VIC 3806

Sold Price **\$798,000** Sold Date **22-Feb-26**

 3  1  2

Distance **0.06km**



4 MELROSE COURT BERWICK VIC 3806

Sold Price **\$775,000** Sold Date **24-Feb-26**

 3  1  2

Distance **0.1km**



5 ASHFIELD DRIVE BERWICK VIC 3806

Sold Price **\$767,500** Sold Date **20-Mar-26**

 3  1  1

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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