

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

2 KELSO PLACE 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

\$715,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2025

to

31 Aug 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 CARLUKE CLOSE BERWICK VIC 3806	\$757,000	15-Aug-26
6 MALANDA COURT BERWICK VIC 3806	\$775,000	22-Aug-26
4 CARLUKE CLOSE BERWICK VIC 3806	\$762,500	15-Aug-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: 04 September 2026

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5 CARLUKE CLOSE BERWICK VIC 3806

Sold Price

^{RS}

\$757,000

Sold Date

15-Aug-26



4



2



2

Distance

0.31km



6 MALANDA COURT BERWICK VIC 3806

Sold Price

^{RS}

\$775,000

Sold Date

22-Aug-26



4



2



2

Distance

0.51km



4 CARLUKE CLOSE BERWICK VIC 3806

Sold Price

^{RS}

\$762,500

Sold Date

15-Aug-26



3



1



-

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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