

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

1/44 BRISBANE STREET 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,000

Property type

House

Suburb

Berwick

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

3/19 PEEL STREET BERWICK VIC 3806	\$875,000	06-Mar-25
52A GARDINER STREET BERWICK VIC 3806	\$800,000	14-Apr-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: 13 May 2025



3/19 PEEL STREET BERWICK VIC 3806

Sold Price

^{RS}

\$875,000

Sold Date

06-Mar-25



3



2



2

Distance

0.28km



52A GARDINER STREET BERWICK VIC 3806

Sold Price

\$800,000

Sold Date

14-Apr-25



3



2



2

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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