

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 RIDGE ROAD 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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,250

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

Address of comparable property	Price	Date of sale
6 AYR COURT BERWICK VIC 3806	\$1,000,000	01-Apr-26
29 STRATHAVAN DRIVE BERWICK VIC 3806	\$1,000,000	23-Apr-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: 01 June 2026



6 AYR COURT BERWICK VIC 3806 Sold Price ^{RS} **\$1,000,000** Sold Date **01-Apr-26**

 3
  1
  2

Distance **2.23km**



29 STRATHAVAN DRIVE BERWICK VIC 3806 Sold Price Sold Date **23-Apr-26**

 3
  1
  1

Distance **2.13km**

RS = Recent sale

UN = Undisclosed Sale

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