

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

13 INKERMAN 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,250

Property type

House

Suburb

Berwick

Period-from

01 May 2025

to

30 Apr 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

7 MONARCH ROAD BERWICK VIC 3806	\$964,000	12-May-26
16 MONTPELIER DRIVE BERWICK VIC 3806	\$916,000	21-Apr-26
113 VIEWGRAND DRIVE BERWICK VIC 3806	\$995,000	18-Feb-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: 13 May 2026



7 MONARCH ROAD BERWICK VIC 3806

Sold Price

^{RS} \$964,000

Sold Date

12-May-26

4 2 2

Distance

0.26km



16 MONTPELIER DRIVE BERWICK VIC 3806

Sold Price

^{RS} \$916,000

Sold Date

21-Apr-26

4 2 2

Distance

0.64km



113 VIEWGRAND DRIVE BERWICK VIC 3806

Sold Price

\$995,000

Sold Date

18-Feb-26

4 2 2

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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