

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

2/11-13 MANUKA 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,500

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

1/31 FLORENCE AVENUE BERWICK VIC 3806	\$700,000	13-Apr-26
5/17-19 WILSON STREET BERWICK VIC 3806	\$630,000	21-Jan-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 May 2026



1/31 FLORENCE AVENUE BERWICK Sold Price
VIC 3806

^{RS}
\$700,000

Sold Date

13-Apr-26


2



2



1

Distance

3.34km


5/17-19 WILSON STREET BERWICK Sold Price
VIC 3806

\$630,000

Sold Date

21-Jan-26


2



1



1

Distance

1.35km
RS = Recent sale

UN = Undisclosed Sale

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