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 LORDS RISE 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	$1,200,000	&	$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$915,000	Property type	House	Suburb	Berwick
Period-from	01 Aug 2025	to	31 Jul 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 ASCOT RISE BERWICK VIC 3806	$1,300,000	27-Mar-26
8 LYSANNE CRESCENT BERWICK VIC 3806	$1,252,500	05-Jun-26
24 SOHO BOULEVARD BERWICK VIC 3806	$1,250,000	13-Jul-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: 31 August 2026

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5 ASCOT RISE BERWICK VIC 3806 Sold Price **$1,300,000** Sold Date **27-Mar-26**

4 2 2 Distance **3.26km**

8 LYSANNE CRESCENT BERWICK VIC 3806 Sold Price **$1,252,500** Sold Date **05-Jun-26**

4 2 2 Distance **0.62km**

24 SOHO BOULEVARD BERWICK VIC 3806 Sold Price RS **$1,250,000** Sold Date **13-Jul-26**

4 2 2 Distance **2.31km**

RS = Recent sale **UN** = Undisclosed Sale

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