

## 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

3 THIRLMERE COURT BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$900,500

Property type

House

Suburb

Berwick

Period-from

01 Apr 2025

to

31 Mar 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 18 PENRITH COURT BERWICK VIC 3806    | \$860,000 | 20-Nov-25 |
| 23 MANSFIELD STREET BERWICK VIC 3806 | \$865,000 | 05-Nov-25 |
| 7 KIRKFELL COURT BERWICK VIC 3806    | \$840,000 | 19-Dec-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: 08 April 2026



**18 PENRITH COURT BERWICK VIC 3806**

Sold Price

**\$860,000**

Sold Date **20-Nov-25**

 4  1  2

Distance **0.07km**



**23 MANSFIELD STREET BERWICK VIC 3806**

Sold Price

**\$865,000**

Sold Date **05-Nov-25**

 3  1  2

Distance **0.2km**



**7 KIRKFELL COURT BERWICK VIC 3806**

Sold Price

**\$840,000**

Sold Date **19-Dec-25**

 4  2  1

Distance **0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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