

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

4/14 MCNABB 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

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

3/15 MCNABB STREET BERWICK VIC 3806	\$735,000	10-Dec-25
23 GARDINER STREET BERWICK VIC 3806	\$672,000	25-Nov-25
3 JANE STREET BERWICK VIC 3806	\$685,000	27-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: 15 May 2026


**3/15 MCNABB STREET BERWICK
VIC 3806**
 3
 2
 2

Sold Price

\$735,000

Sold Date

10-Dec-25

Distance

0.1km

**23 GARDINER STREET BERWICK
VIC 3806**
 3
 1
 1

Sold Price

\$672,000

Sold Date

25-Nov-25

Distance

0.59km

**3 JANE STREET BERWICK VIC
3806**
 3
 1
 1

Sold Price

^{RS} **\$685,000**

Sold Date

27-Jan-26

Distance

0.88km
RS = Recent sale

UN = Undisclosed Sale

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