

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

4/403 CENTRE 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

\$670,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

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

2/73 CHEVIOT AVENUE BERWICK VIC 3806	\$725,000	13-Feb-26
5 APEX PLACE BERWICK VIC 3806	\$755,000	09-Jul-26
19 CRABTREE CRESCENT BERWICK VIC 3806	\$715,000	31-May-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.~~

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2/73 CHEVIOT AVENUE BERWICK VIC 3806

 3  2  2

Sold Price

\$725,000

Sold Date

13-Feb-26

Distance

1.38km



5 APEX PLACE BERWICK VIC 3806

 3  2  2

Sold Price

\$755,000

Sold Date

09-Jul-26

Distance

0.77km



19 CRABTREE CRESCENT BERWICK VIC 3806

 3  2  2

Sold Price

\$715,000

Sold Date

31-May-26

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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