

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

5 CHARTER CLOSE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2025

to

31 Aug 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

24 THEODORE TERRACE BERWICK VIC 3806	\$795,500	13-May-26
24 EUROA AVENUE BERWICK VIC 3806	\$780,000	21-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: 23 September 2026



24 THEODORE TERRACE BERWICK VIC 3806 Sold Price **\$795,500** Sold Date **13-May-26**

 3  2  1

Distance **0.29km**



24 EUROA AVENUE BERWICK VIC 3806 Sold Price **\$780,000** Sold Date **21-Jul-26**

 3  2  1

Distance **1.49km**

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

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