

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

6 JANE 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

\$835,000

&

\$918,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,250

Property type

Land

Suburb

Berwick

Period-from

01 Jul 2025

to

30 Jun 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

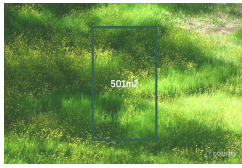
Date of sale

7 MANOR OAK PLACE BERWICK VIC 3806	\$850,000	24-Feb-26
39 PALMERSTON STREET BERWICK VIC 3806	\$900,000	30-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: 02 July 2026


**7 MANOR OAK PLACE BERWICK
VIC 3806**

Sold Price

\$850,000

Sold Date

24-Feb-26


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Distance

0.86km

**39 PALMERSTON STREET
BERWICK VIC 3806**

Sold Price

\$900,000

Sold Date

30-Jan-26


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Distance

1.53km
RS = Recent sale

UN = Undisclosed Sale

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