

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

7/12 GRANT 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

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

2/15 KEYS COURT NARRE WARREN VIC 3805	\$580,000	22-May-26
1/2 MANNA GUM COURT NARRE WARREN VIC 3805	\$597,000	09-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.

This Statement of Information was prepared on: 23 September 2026

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**2/15 KEYS COURT NARRE
WARREN VIC 3805**

 2
  1
  1

Sold Price **\$580,000** Sold Date **22-May-26**

Distance **1.31km**



**1/2 MANNA GUM COURT NARRE
WARREN VIC 3805**

 2
  1
  1

Sold Price **\$597,000** Sold Date **09-May-26**

Distance **1.68km**

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

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