

## 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

7A JIANNI WAY BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2025

to

31 May 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 13 JIANNI WAY BERWICK VIC 3806      | \$950,000 | 10-Apr-26 |
| 17 BLAKE STREET BERWICK VIC 3806    | \$880,000 | 08-Apr-26 |
| 18 INKERMAN STREET BERWICK VIC 3806 | \$890,000 | 20-Apr-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: 16 June 2026

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**13 JIANNI WAY BERWICK VIC 3806** Sold Price <sup>RS</sup> **\$950,000** <sup>UN</sup> Sold Date **10-Apr-26**

 4  2  2

Distance **0.07km**



**17 BLAKE STREET BERWICK VIC 3806** Sold Price **\$880,000** Sold Date **08-Apr-26**

 4  2  2

Distance **1.86km**



**18 INKERMAN STREET BERWICK VIC 3806** Sold Price <sup>RS</sup> **\$890,000** Sold Date **20-Apr-26**

 4  2  2

Distance **1.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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