

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

9 Manorwood Way, Berwick Vic 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$930,000

Property Type House

Suburb Berwick

Period - From 01/04/2025

to

31/03/2026

Source REIV

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 six 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
1	15 Don Collins Way BERWICK 3806	\$1,140,000	11/03/2026
2	6 The Oval BERWICK 3806	\$1,100,000	08/01/2026
3	44 Wurundjeri Blvd BERWICK 3806	\$1,154,000	21/11/2025

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 six months.~~

This Statement of Information was prepared on:

01/05/2026 15:27

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending March 2026: \$930,000

Comparable Properties



15 Don Collins Way BERWICK 3806 (REI/VG)

Agent Comments

4 2 2

Price: \$1,140,000
Method: Private Sale
Date: 11/03/2026
Property Type: House
Land Size: 708 sqm approx



6 The Oval BERWICK 3806 (REI/VG)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Private Sale
Date: 08/01/2026
Property Type: House (Res)
Land Size: 650 sqm approx



44 Wurundjeri Blvd BERWICK 3806 (REI/VG)

Agent Comments

4 2 2

Price: \$1,154,000
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 648 sqm approx

Account - Jellis Craig | P: 03 88498088