

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

2 NIXON DRIVE 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

\$830,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2024

to

31 Jul 2025

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

4 GREENWICH DRIVE BERWICK VIC 3806	\$830,000	14-Aug-25
38 SAUL AVENUE BERWICK VIC 3806	\$875,000	31-Jul-25
8 SUNHILL WAY BERWICK VIC 3806	\$870,500	14-Aug-25

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.~~

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4 GREENWICH DRIVE BERWICK VIC 3806

 4  2  2

Sold Price

^{RS} **\$830,000**

Sold Date **14-Aug-25**

Distance **1.44km**



38 SAUL AVENUE BERWICK VIC 3806

 4  2  2

Sold Price

^{RS} **\$875,000**

Sold Date **31-Jul-25**

Distance **1.72km**



8 SUNHILL WAY BERWICK VIC 3806

 4  2  2

Sold Price

^{RS} **\$870,500** ^{UN}

Sold Date **14-Aug-25**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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