

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

12/7-9 RESERVE 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Berwick

Period-from

01 Oct 2024

to

30 Sep 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

10/7-9 RESERVE STREET BERWICK VIC 3806	\$540,000	19-Jul-25
3/37 CLYDE ROAD BERWICK VIC 3806	\$550,000	29-Jul-25
1/22 MARGARET STREET BERWICK VIC 3806	\$600,000	02-Jul-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.~~

This Statement of Information was prepared on: 17 October 2025

Fred Zahin

M 0484190266

E fred.zahin@obrienrealestate.com.au



10/7-9 RESERVE STREET BERWICK VIC 3806 Sold Price **\$540,000** Sold Date **19-Jul-25**

 3  2  1

Distance **0km**



3/37 CLYDE ROAD BERWICK VIC 3806 Sold Price **\$550,000** Sold Date **29-Jul-25**

 2  1  1

Distance **0.09km**



1/22 MARGARET STREET BERWICK VIC 3806 Sold Price **\$600,000** Sold Date **02-Jul-25**

 3  1  1

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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