

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

3/6 QUEENS COURT 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

\$790,000

&

\$869,000

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

2/17 RHEANVA STREET BERWICK VIC 3806	\$815,000	22-Aug-25
3/17 MARGARET STREET BERWICK VIC 3806	\$825,000	15-May-25
3/17 RHEANVA STREET BERWICK VIC 3806	\$950,000	19-Sep-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: 29 October 2025