

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

5/11-13 MANUKA ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

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

5/17-19 WILSON STREET BERWICK VIC 3806	\$630,000	21-Jan-26
3/23-25 SOUTER STREET BEACONSFIELD VIC 3807	\$615,000	26-May-26
4/55-57 STRATHAVAN DRIVE BERWICK VIC 3806	\$625,000	06-May-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: 19 June 2026

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**5/17-19 WILSON STREET BERWICK
VIC 3806**
 2  1  1

Sold Price

\$630,000

Sold Date

21-Jan-26

Distance

1.35km

**3/23-25 SOUTER STREET
BEACONSFIELD VIC 3807**
 2  1  1

Sold Price

^{RS} **\$615,000**

Sold Date

26-May-26

Distance

1.5km

**4/55-57 STRATHAVAN DRIVE
BERWICK VIC 3806**
 3  1  1

Sold Price

\$625,000

Sold Date

06-May-26

Distance

1.73km
RS = Recent sale

UN = Undisclosed Sale

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