

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

4/403 CENTRE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Berwick

Period-from

01 Aug 2025

to

31 Jul 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

12 TEMORA RISE BERWICK VIC 3806	\$700,000	30-Jun-26
7/25 CANBERRA AVENUE BERWICK VIC 3806	\$705,000	26-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.

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12 TEMORA RISE BERWICK VIC 3806

 3  2  1

Sold Price **\$700,000** Sold Date **30-Jun-26**

Distance **3.21km**



7/25 CANBERRA AVENUE BERWICK VIC 3806

 3  2  2

Sold Price **\$705,000** Sold Date **26-May-26**

Distance **2.74km**

RS = Recent sale **UN** = Undisclosed Sale

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