

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

1/1 DERWENT 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Berwick

Period-from

01 Sep 2024

to

31 Aug 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

3/17 MARGARET STREET BERWICK VIC 3806	\$825,000	15-May-25
54A GARDINER STREET BERWICK VIC 3806	\$780,000	21-Jun-25
2/130 HIGH STREET BERWICK VIC 3806	\$870,000	12-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: 20 September 2025



Eddie Atahi

P 03 8726 0690

M 0413 495 802

E info@eliteagents.net.au



3/17 MARGARET STREET BERWICK VIC 3806

Sold Price

\$825,000

Sold Date

15-May-25

3 2 2

Distance

0.16km



54A GARDINER STREET BERWICK VIC 3806

Sold Price

\$780,000

Sold Date

21-Jun-25

3 2 2

Distance

1.42km



2/130 HIGH STREET BERWICK VIC 3806

Sold Price

^{RS} **\$870,000**

Sold Date

12-Sep-25

4 2 2

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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