

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 MILPARINKA WAY 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

\$1,085,000

&

\$1,193,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,444

Property type

House

Suburb

Berwick

Period-from

01 Dec 2024

to

30 Nov 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

14 ANDVAL COURT BERWICK VIC 3806	\$1,200,000	05-Aug-25
9 LOWANNA STREET BERWICK VIC 3806	\$1,160,000	12-Aug-25
21 MELVILLE PARK DRIVE BERWICK VIC 3806	\$1,146,015	21-Oct-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.~~

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14 ANDVAL COURT BERWICK VIC 3806

3 2 2

Sold Price

\$1,200,000

Sold Date **05-Aug-25**

Distance

0.27km



9 LOWANNA STREET BERWICK VIC 3806

4 2 2

Sold Price

\$1,160,000

Sold Date **12-Aug-25**

Distance

0.92km



**21 MELVILLE PARK DRIVE
BERWICK VIC 3806**

4 2 2

Sold Price

\$1,146,015

Sold Date **21-Oct-25**

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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