

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
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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	\$1,050,000	&	\$1,150,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$676,000	Property type	House	Suburb	Berwick
Period-from	01 Jan 2025	to	31 Dec 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
4 FURNESS COURT BERWICK VIC 3806	\$1,080,000	02-Dec-25
14 ANDVAL COURT BERWICK VIC 3806	\$1,200,000	05-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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Eddie Atahi
P 03 8726 0690
M 0413 495 802
E info@eliteagents.net.au



4 FURNESS COURT BERWICK VIC 3806 Sold Price **RS \$1,080,000** Sold Date **02-Dec-25**

4 2 2

Distance **0.22km**



14 ANDVAL COURT BERWICK VIC 3806 Sold Price **\$1,200,000** Sold Date **05-Aug-25**

3 2 2

Distance **0.27km**



21 MELVILLE PARK DRIVE BERWICK VIC 3806 Sold Price **\$1,146,015** Sold Date **21-Oct-25**

4 2 2

Distance **0.31km**

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

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