

## 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

78 BROADWAY STREET BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$775,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

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

32 JERSEY CRESCENT OFFICER VIC 3809	752500	29-Sep-25
30 BELLAGIO ROAD BERWICK VIC 3806	708000	15-Sep-25
17 CARAVAN PARADE BERWICK VIC 3806	752000	24-Nov-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: 29 January 2026


**32 JERSEY CRESCENT OFFICER  
VIC 3809**
 4    2    2

Sold Price

**752500**

Sold Date

**29-Sep-25**

Distance

**1.68km**

**30 BELLAGIO ROAD BERWICK VIC  
3806**
 3    2    2

Sold Price

**708000**

Sold Date

**15-Sep-25**

Distance

**0.11km**

**17 CARAVAN PARADE BERWICK  
VIC 3806**
 4    2    2

Sold Price

**752000**

Sold Date

**24-Nov-25**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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