

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 (*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 <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Berwick
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> 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



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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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