

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

6 WILLIAMSON 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

\$2,950,000

&

\$3,245,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2025

to

28 Feb 2026

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 WILLIAMSON STREET BERWICK VIC 3806	\$3,300,000	18-Dec-25
49 GLOUCESTER AVENUE BERWICK VIC 3806	\$3,020,000	15-Oct-24
2/44 LANGMORE LANE BERWICK VIC 3806	\$4,250,000	03-Feb-26

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: 26 March 2026



3 WILLIAMSON STREET BERWICK VIC 3806

 3  1  2

Sold Price

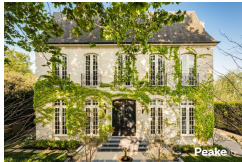
\$3,300,000

Sold Date

18-Dec-25

Distance

0.06km



49 GLOUCESTER AVENUE BERWICK VIC 3806

 5  2  2

Sold Price

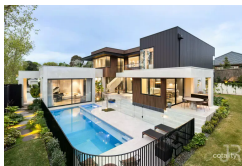
\$3,020,000

Sold Date

15-Oct-24

Distance

0.96km



2/44 LANGMORE LANE BERWICK VIC 3806

 4  3  3

Sold Price

^{RS} **\$4,250,000** ^{UN}

Sold Date

03-Feb-26

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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