

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

3 BRENNAN COURT 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,500

Property type

House

Suburb

Berwick

Period-from

01 Apr 2025

to

31 Mar 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

5 MILPARINKA WAY BERWICK VIC 3806	\$1,100,000	06-Feb-26
4 LODERS WAY BERWICK VIC 3806	\$1,150,000	05-Apr-25
9 LOWANNA STREET BERWICK VIC 3806	\$1,160,000	12-Aug-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: 27 April 2026



5 MILPARINKA WAY BERWICK VIC 3806

Sold Price

\$1,100,000

Sold Date

06-Feb-26

 3  2  2

Distance

1.11km



4 LODERS WAY BERWICK VIC 3806

Sold Price

\$1,150,000

Sold Date

05-Apr-25

 4  2  2

Distance

0.49km



9 LOWANNA STREET BERWICK VIC 3806

Sold Price

\$1,160,000

Sold Date

12-Aug-25

 4  2  2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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