

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

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,500

Property type

House

Suburb

Berwick

Period-from

01 May 2025

to

30 Apr 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

| | | |
|-------------------------------------|-------------|-----------|
| 10 MANOR OAK PLACE BERWICK VIC 3806 | \$2,125,000 | 09-Apr-26 |
| 13 NEWMAN COURT BERWICK VIC 3806 | \$3,300,000 | 02-May-25 |
| 5 SALISBURY COURT BERWICK VIC 3806 | \$2,060,000 | 01-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: 05 May 2026


**10 MANOR OAK PLACE BERWICK
VIC 3806**

Sold Price

^{RS}
\$2,125,000

Sold Date

09-Apr-26
 5

  4

  2

Distance

0.44km

**13 NEWMAN COURT BERWICK VIC
3806**

Sold Price

\$3,300,000

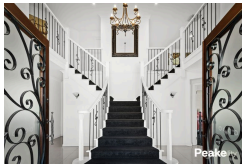
Sold Date

02-May-25
 5

  5

  3

Distance

0.49km

**5 SALISBURY COURT BERWICK
VIC 3806**

Sold Price

\$2,060,000

Sold Date

01-Nov-25
 5

  4

  3

Distance

0.86km

**3 WILLIAMSON STREET BERWICK
VIC 3806**

Sold Price

\$3,300,000

Sold Date

18-Dec-25
 3

  1

  2

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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