

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 BUFFALO 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

\$950,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2025

to

31 Aug 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

4 RIVERGLEN ROAD BERWICK VIC 3806	\$1,035,000	19-Mar-26
45 EUCUMBENE DRIVE BERWICK VIC 3806	\$1,126,000	17-Mar-26
8 BOUNTY WAY BERWICK VIC 3806	\$975,700	31-Mar-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: 17 September 2026


4 RIVERGLEN ROAD BERWICK VIC 3806

Sold Price

\$1,035,000

Sold Date

19-Mar-26


5



2



2

Distance

0.23km

45 EUCUMBENE DRIVE BERWICK VIC 3806

Sold Price

\$1,126,000

Sold Date

17-Mar-26


5



2



4

Distance

0.58km

8 BOUNTY WAY BERWICK VIC 3806

Sold Price

\$975,700

Sold Date

31-Mar-26


4



2



2

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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