

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

19/12 GRANT CLOSE 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

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

1/62 LANTANA DRIVE NARRE WARREN VIC 3805	\$628,000	04-Feb-26
38 WARREN CLOSE NARRE WARREN VIC 3805	\$630,000	23-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: 21 April 2026


**1/62 LANTANA DRIVE NARRE
WARREN VIC 3805**
 2
  1
  1

 Sold Price **\$628,000** Sold Date **04-Feb-26**

 Distance **1.36km**

**38 WARREN CLOSE NARRE
WARREN VIC 3805**
 2
  2
  1

 Sold Price ^{RS} **\$630,000** Sold Date **23-Nov-25**

 Distance **1.37km**
RS = Recent sale

UN = Undisclosed Sale

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