

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

7 TOTTINGTON RISE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

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

| | | |
|------------------------------------|-----------|-----------|
| 48 CHEVIOT AVENUE BERWICK VIC 3806 | \$850,000 | 22-Nov-25 |
| 12 WARROCK COURT BERWICK VIC 3806 | \$885,000 | 23-Jan-26 |
| 6 HOLLYDALE CLOSE BERWICK VIC 3806 | \$830,000 | 03-Dec-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: 01 April 2026



**48 CHEVIOT AVENUE BERWICK
VIC 3806**

3 2 2

Sold Price **\$850,000** Sold Date **22-Nov-25**

Distance **0.91km**

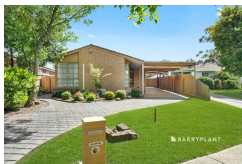


**12 WARROCK COURT BERWICK
VIC 3806**

3 2 3

Sold Price ^{RS} **\$885,000** Sold Date **23-Jan-26**

Distance **0.09km**



**6 HOLLYDALE CLOSE BERWICK
VIC 3806**

3 2 3

Sold Price **\$830,000** Sold Date **03-Dec-25**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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