

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 BETTINA 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

\$1,365,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2025

to

28 Feb 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

Address of comparable property	Price	Date of sale
97 BRISBANE STREET BERWICK VIC 3806	\$1,550,000	17-Feb-26
11 RIDGE ROAD BERWICK VIC 3806	\$1,380,000	26-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.

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**97 BRISBANE STREET BERWICK
VIC 3806**

Sold Price ^{RS} **\$1,550,000** ^{UN} Sold Date **17-Feb-26**

 4  2  1

Distance **0.09km**



11 RIDGE ROAD BERWICK VIC 3806 Sold Price **\$1,380,000** Sold Date **26-Nov-25**

 4  2  2

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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