

## 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	1 WILLIAM ROAD BERWICK VIC 3806
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### 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	\$1,390,000	&	\$1,490,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$880,000	Property type	House	Suburb	Berwick
Period-from	01 Dec 2024	to	30 Nov 2025	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
6 CAMDON GARDENS BERWICK VIC 3806	\$1,420,000	23-Aug-25
32 AVEBURY DRIVE BERWICK VIC 3806	\$1,430,000	14-Oct-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: 02 December 2025



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**6 CAMDON GARDENS BERWICK VIC 3806**

4 2 2

Sold Price

**\$1,420,000** Sold Date **23-Aug-25**

Distance **1.08km**



**32 AVEBURY DRIVE BERWICK VIC 3806**

4 2 4

Sold Price

**RS \$1,430,000** Sold Date **14-Oct-25**

Distance **1.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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