

## 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

9 NORHAM COURT BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$745,000

&

\$819,500

### 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

6 NORHAM COURT BERWICK VIC 3806	\$798,000	22-Feb-26
4 MELROSE COURT BERWICK VIC 3806	\$775,000	03-Mar-26
7 ASHFIELD DRIVE BERWICK VIC 3806	\$768,000	24-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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**6 NORHAM COURT BERWICK VIC 3806**

3 1 2

Sold Price

<sup>RS</sup> **\$798,000**

Sold Date **22-Feb-26**

Distance **0.06km**



**4 MELROSE COURT BERWICK VIC 3806**

3 1 2

Sold Price

<sup>RS</sup> **\$775,000**

Sold Date **03-Mar-26**

Distance **0.1km**



**7 ASHFIELD DRIVE BERWICK VIC 3806**

3 1 2

Sold Price

**\$768,000**

Sold Date **24-Nov-25**

Distance **0.69km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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