

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

2 MARTIN 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

\$920,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,500

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

6 ESCOTT GROVE BERWICK VIC 3806	\$942,000	03-Mar-26
18 CLAREMONT GLEN BERWICK VIC 3806	\$945,000	30-Jan-26
19 HEDGELEY DRIVE BERWICK VIC 3806	\$950,000	16-Feb-26

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: 10 April 2026



6 ESCOTT GROVE BERWICK VIC 3806

 4  2  2

Sold Price

^{RS} **\$942,000**

Sold Date **03-Mar-26**

Distance **0.46km**



18 CLAREMONT GLEN BERWICK VIC 3806

 4  2  2

Sold Price

\$945,000

Sold Date **30-Jan-26**

Distance **0.88km**



19 HEDGELEY DRIVE BERWICK VIC 3806

 4  2  2

Sold Price

\$950,000

Sold Date **16-Feb-26**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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