

## 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

3 CONFAIT 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,444

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

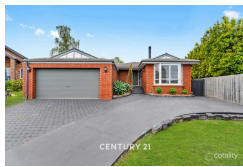
Date of sale

5 BAYLISS COURT BERWICK VIC 3806	\$955,000	15-Nov-25
11 AVEBURY DRIVE BERWICK VIC 3806	\$913,000	03-Oct-25
17 NIGHTINGALE CRESCENT BERWICK VIC 3806	\$990,000	29-Aug-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: 19 December 2025



**5 BAYLISS COURT BERWICK VIC 3806**

 3  2  2

Sold Price

<sup>RS</sup> **\$955,000**

Sold Date

**15-Nov-25**

Distance

**0.2km**



**11 AVEBURY DRIVE BERWICK VIC 3806**

 3  2  2

Sold Price

**\$913,000**

Sold Date

**03-Oct-25**

Distance

**0.78km**



**17 NIGHTINGALE CRESCENT  
BERWICK VIC 3806**

 4  2  -

Sold Price

**\$990,000**

Sold Date

**29-Aug-25**

Distance

**0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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