

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 (*Delete single price or range as applicable)

Single Price		or range between	\$900,000	&	\$990,000
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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



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**5 BAYLISS COURT BERWICK VIC
3806**

3 2 2

Sold Price

^{RS} **\$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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