

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

31 Wintersun Road, Berwick, VIC-3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$590,000

or range between

&

Median sale price

Median price \$501,500

Property type

Land

Suburb

Berwick

Period - From

May 2025

to

Apr 2026

Source

Cotality

Comparable property sales

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 six months.

This Statement of Information was prepared on: 06/09/26