

## 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

12 SOUHAIL 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

\$820,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2025

to

31 May 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

9 JASON CLOSE BERWICK VIC 3806	\$870,000	21-Jan-26
1 MARGARITA CLOSE BERWICK VIC 3806	\$860,000	10-Jun-26
17 BLAKE STREET BERWICK VIC 3806	\$880,000	08-Apr-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.~~

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**9 JASON CLOSE BERWICK VIC 3806**

 4  2  1

Sold Price **\$870,000** Sold Date **21-Jan-26**

Distance **0.31km**



**1 MARGARITA CLOSE BERWICK VIC 3806**

 4  2  2

Sold Price <sup>RS</sup> **\$860,000** Sold Date **10-Jun-26**

Distance **0.52km**



**17 BLAKE STREET BERWICK VIC 3806**

 4  2  2

Sold Price **\$880,000** Sold Date **08-Apr-26**

Distance **0.8km**

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

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