

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 KURNWILL PLACE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2025

to

28 Feb 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

4 EUSTON COURT BERWICK VIC 3806	\$871,000	25-Oct-25
19 DAHLEN PLACE BERWICK VIC 3806	\$850,000	14-Nov-25
25 LISBURN WAY BERWICK VIC 3806	\$838,000	27-Jan-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: 19 March 2026

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4 EUSTON COURT BERWICK VIC 3806

3 2 2

Sold Price

\$871,000

Sold Date

25-Oct-25

Distance

0.07km



19 DAHLEN PLACE BERWICK VIC 3806

3 2 2

Sold Price

\$850,000

Sold Date

14-Nov-25

Distance

0.18km



25 LISBURN WAY BERWICK VIC 3806

3 2 2

Sold Price

\$838,000

Sold Date

27-Jan-26

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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