

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

4 SHERRIFF LANE 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

\$750,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Berwick

Period-from

01 May 2025

to

30 Apr 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

6 SHERRIFF LANE BERWICK VIC 3806	\$800,000	13-Nov-24
9 SAPPER LANE BERWICK VIC 3806	\$847,000	18-Dec-25
101 ADAKITE DRIVE BERWICK VIC 3806	\$750,000	10-Apr-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: 30 May 2026


6 SHERRIFF LANE BERWICK VIC 3806

Sold Price

\$800,000

Sold Date

13-Nov-24


Distance

0.01km

9 SAPPER LANE BERWICK VIC 3806

Sold Price

\$847,000

Sold Date

18-Dec-25


Distance

0.16km

101 ADAKITE DRIVE BERWICK VIC 3806

Sold Price

\$750,000

Sold Date

10-Apr-25


Distance

0.63km
RS = Recent sale

UN = Undisclosed Sale

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