

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

21/2-6 JERILDERIE DRIVE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

3/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$640,000	21-Jan-25
4 LAVENDER PLACE BERWICK VIC 3806	\$630,000	01-Mar-25
5/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$595,000	01-Mar-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: 04 July 2025

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3/2-6 JERILDERIE DRIVE BERWICK VIC 3806

Sold Price

\$640,000

Sold Date

21-Jan-25

 3

 2

 2

Distance

0km



4 LAVENDER PLACE BERWICK VIC 3806

Sold Price

\$630,000

Sold Date

01-Mar-25

 2

 2

 2

Distance

0.31km



5/2-6 JERILDERIE DRIVE BERWICK VIC 3806

Sold Price

\$595,000

Sold Date

01-Mar-25

 3

 2

 2

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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