

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

1 Terri-Ester Drive, Berwick Vic 3806

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$905,000 Property Type House Suburb Berwick

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 six 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
1	5 Lisburn Way BERWICK 3806	\$832,000	12/06/2025
2	32 Grand Arch Way BERWICK 3806	\$844,000	13/03/2025
3	8 Kate Elizabeth Av BERWICK 3806	\$855,000	26/02/2025

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 six months.~~

This Statement of Information was prepared on:

15/07/2025 16:44



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Property Type: House
Land Size: 548 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$880,000
Median House Price
June quarter 2025: \$905,000

Comparable Properties



5 Lisburn Way BERWICK 3806 (REI/VG)

Agent Comments

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Price: \$832,000
Method: Private Sale
Date: 12/06/2025
Property Type: House
Land Size: 511 sqm approx

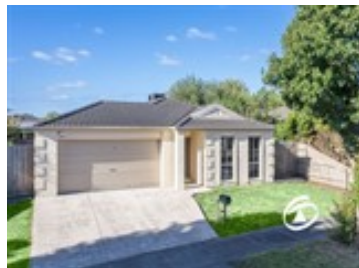


32 Grand Arch Way BERWICK 3806 (REI/VG)

Agent Comments

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Price: \$844,000
Method: Private Sale
Date: 13/03/2025
Property Type: House
Land Size: 529 sqm approx



8 Kate Elizabeth Av BERWICK 3806 (REI/VG)

Agent Comments

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Price: \$855,000
Method: Private Sale
Date: 26/02/2025
Property Type: House
Land Size: 510 sqm approx

Account - Barry Plant | P: 03 9803 0400