

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

31/5-17 WILLIAM ROAD 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

&

\$649,000

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

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

2/45 JANE STREET BERWICK VIC 3806	\$630,000	11-Jul-25
5 MANSFIELD STREET BERWICK VIC 3806	\$630,000	18-Jul-25
1/10 JANE STREET BERWICK VIC 3806	\$615,000	13-Feb-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: 25 July 2025



2/45 JANE STREET BERWICK VIC 3806

Sold Price

^{RS} **\$630,000**

Sold Date

11-Jul-25

 2  1  1

Distance

0.94km



5 MANSFIELD STREET BERWICK VIC 3806

Sold Price

Sold Date

18-Jul-25

 2  1  2

Distance

1.05km



1/10 JANE STREET BERWICK VIC 3806

Sold Price

\$615,000

Sold Date

13-Feb-25

 3  1  1

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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