

## 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 ASCOT RISE BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2024

to

31 Jul 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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 6 FYFFE STREET BERWICK VIC 3806   | \$1,161,000 | 19-May-25 |
| 4 LODERS WAY BERWICK VIC 3806     | \$1,150,000 | 05-Apr-25 |
| 4 PACKARD STREET BERWICK VIC 3806 | \$1,255,000 | 20-Jun-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: 07 August 2025



**6 FYFFE STREET BERWICK VIC 3806**

4 2 2

Sold Price

<sup>RS</sup>

**\$1,161,000**

Sold Date

**19-May-25**

Distance

**1.23km**



**4 LODERS WAY BERWICK VIC 3806**

4 2 2

Sold Price

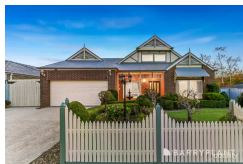
**\$1,150,000**

Sold Date

**05-Apr-25**

Distance

**1.39km**



**4 PACKARD STREET BERWICK VIC 3806**

4 2 3

Sold Price

<sup>RS</sup>

**\$1,255,000**

<sup>UN</sup>

Sold Date

**20-Jun-25**

Distance

**1.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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