

## 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

86 POSITANO CIRCUIT BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$1,070,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$479,000

Property type

Land

Suburb

Berwick

Period-from

01 Jun 2024

to

31 May 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

17 RAVELLO AVENUE BERWICK VIC 3806

\$1,120,000

12-May-25

32 PRAIANO AVENUE BERWICK VIC 3806

\$1,205,000

24-Jan-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: 23 June 2025



**17 RAVELLO AVENUE BERWICK  
VIC 3806**

5 3 2

Sold Price

<sup>RS</sup> **\$1,120,000** Sold Date **12-May-25**

Distance **0.15km**



**32 PRAIANO AVENUE BERWICK  
VIC 3806**

4 2 2

Sold Price

**\$1,205,000** Sold Date **24-Jan-25**

Distance **0.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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