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

28 BELLAGIO 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	\$750,000	&	\$800,000
Single Frice	between	Ψ130,000	α	\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$880,000	Prope	erty type	type House		Suburb	Berwick
Period-from	01 Jul 2024	to	30 Jun 2	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
10 MASQUERADE ROAD BERWICK VIC 3806	\$852,000	11-Mar-25
30 COACHELLA WAY BERWICK VIC 3806	\$800,000	26-Jun-25
37 CHARLESTON CHASE BERWICK VIC 3806	\$756,000	08-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: 11 July 2025







10 MASQUERADE ROAD BERWICK Sold Price VIC 3806

\$852,000 Sold Date **11-Mar-25**

0.9km Distance



30 COACHELLA WAY BERWICK VIC 3806

Sold Price

** \$800,000 Sold Date 26-Jun-25

Distance 0.62km



37 CHARLESTON CHASE BERWICK Sold Price

\$756,000 Sold Date 08-Mar-25

Distance

0.9km

VIC 3806

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RS = Recent sale

UN = Undisclosed Sale

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