

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

3/1 DANIHER CLOSE 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

\$760,000

&

\$836,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Berwick

Period-from

01 Jun 2025

to

31 May 2026

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

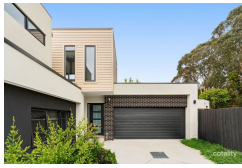
Date of sale

3/6 QUEENS COURT BERWICK VIC 3806	\$815,000	17-Jan-26
6 EXELL MEWS BERWICK VIC 3806	\$840,000	27-May-26
3 RIVALIRA PLACE BERWICK VIC 3806	\$775,000	20-Mar-26

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: 30 June 2026



3/6 QUEENS COURT BERWICK VIC 3806 Sold Price **\$815,000** Sold Date **17-Jan-26**

 3
  2
  2
 Distance **0.9km**



6 EXELL MEWS BERWICK VIC 3806 Sold Price **\$840,000** Sold Date **27-May-26**

 3
  2
  1
 Distance **2.22km**



3 RIVALIRA PLACE BERWICK VIC 3806 Sold Price **\$775,000** Sold Date **20-Mar-26**

 3
  2
  1
 Distance **1.26km**

RS = Recent sale **UN** = Undisclosed Sale

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