

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 45 Collins Crescent, Berwick Vic 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$930,000

Median sale price

Median price \$956,500 Property Type House Suburb Berwick

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 six 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
1	4 Glover Ct BERWICK 3806	\$920,000	14/04/2026
2	5 Celeste Ct BERWICK 3806	\$935,000	25/03/2026
3	6 Escott Gr BERWICK 3806	\$942,000	03/03/2026

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 six months.~~

This Statement of Information was prepared on: 30/06/2026 17:09



4 2 2

Property Type: House
Land Size: 699 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$930,000
Median House Price
 March quarter 2026: \$956,500

Comparable Properties



4 Glover Ct BERWICK 3806 (REI/VG)

Agent Comments

4 2 2

Price: \$920,000
Method: Private Sale
Date: 14/04/2026
Property Type: House
Land Size: 737 sqm approx



5 Celeste Ct BERWICK 3806 (REI/VG)

Agent Comments

3 2 2

Price: \$935,000
Method: Private Sale
Date: 25/03/2026
Property Type: House (Res)
Land Size: 705 sqm approx



6 Escott Gr BERWICK 3806 (REI/VG)

Agent Comments

4 2 2

Price: \$942,000
Method: Private Sale
Date: 03/03/2026
Property Type: House
Land Size: 651 sqm approx

Account - Harcourts Vermont South | P: 03 98861008