

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

&

\$890,000

Median sale price

Median price \$940,000

Property Type House

Suburb Berwick

Period - From 01/07/2025

to

30/06/2026

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	5 Manna Gum Ct NARRE WARREN 3805	\$870,000	12/04/2026
2	125 Bellevue Dr BERWICK 3806	\$880,000	10/04/2026
3	21 Argyle Ct BERWICK 3806	\$891,000	28/02/2026

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:

01/08/2026 22:38



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

Indicative Selling Price
 \$850,000 - \$890,000
Median House Price
 Year ending June 2026: \$940,000

Comparable Properties



5 Manna Gum Ct NARRE WARREN 3805 (VG)

Agent Comments

4 - -

Price: \$870,000
Method: Sale
Date: 12/04/2026
Property Type: House (Res)
Land Size: 728 sqm approx



125 Bellevue Dr BERWICK 3806 (VG)

Agent Comments

4 - -

Price: \$880,000
Method: Sale
Date: 10/04/2026
Property Type: House (Res)
Land Size: 544 sqm approx



21 Argyle Ct BERWICK 3806 (REI/VG)

Agent Comments

4 2 2

Price: \$891,000
Method: Private Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 649 sqm approx

Account - Harcourts Vermont South | P: 03 98861008