

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	28 Collins Crescent Berwick, 3806
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Indicative selling price

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

Range between	\$650,000 & \$700,000
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Median sale price

Median price	\$911,000	Property Type	HOUSE	Suburb	BERWICK
Period - From	01-Apr-2025	to	31-Mar-2026	Source	realestate.com.au

Comparable property sales

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	64 Collins Crescent, Berwick	\$745,000	26-Feb-2026
2	25 Coolong Avenue, Berwick	\$735,000	03-Dec-2025
3	42 Collins Crescent, Berwick	\$745,000	21-Nov-2025

This statement of information was prepared on 23-Jun-2026 at 10:31:36 AM AEST