

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	51 Skyline Way Berwick, 3806
---	------------------------------

Indicative selling price

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

Range between	\$975,000 & \$1,050,000
---------------	-------------------------

Median sale price

Median price	\$960,000	Property Type	HOUSE	Suburb	BERWICK
Period - From	22-Nov-2024	to	20-Nov-2025	Source	REA

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	15 Riverglen Road, Berwick, Vic 3806	\$1,065,000	16-Nov-2025
2	10 Sunhill Way, Berwick, Vic 3806	\$1,030,600	08-Nov-2025
3	10 Lynch Court, Berwick, Vic 3806	\$1,045,000	13-Oct-2025

This statement of information was prepared on 21-Nov-2025 at 10:04:25 AM AEDT