

## 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

18 SHANNON WAY BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

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

2 KERRY CLOSE BERWICK VIC 3806	\$1,330,000	12-Feb-26
12 HOWELL DRIVE BERWICK VIC 3806	\$1,090,000	18-Mar-26
5 ASCOT RISE BERWICK VIC 3806	\$1,300,000	27-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: 29 June 2026

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**2 KERRY CLOSE BERWICK VIC 3806**

4 2 2

Sold Price **\$1,330,000** Sold Date **12-Feb-26**

Distance **0.19km**



**12 HOWELL DRIVE BERWICK VIC 3806**

4 2 -

Sold Price **\$1,090,000** Sold Date **18-Mar-26**

Distance **0.28km**



**5 ASCOT RISE BERWICK VIC 3806**

4 2 2

Sold Price **\$1,300,000** Sold Date **27-Mar-26**

Distance **0.1km**

RS = Recent sale      UN = Undisclosed Sale

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