

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

2/52-54 SHINNERS AVENUE BERWICK VIC 3806

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Berwick

Period-from

01 Mar 2025

to

28 Feb 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

9/52-54 SHINNERS AVENUE BERWICK VIC 3806	\$710,000	15-Dec-25
31/52-54 SHINNERS AVENUE BERWICK VIC 3806	\$660,000	09-Feb-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: 30 March 2026

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9/52-54 SHINNERS AVENUE
BERWICK VIC 3806

 3
  2
  2

Sold Price **\$710,000** Sold Date **15-Dec-25**

Distance **0km**



31/52-54 SHINNERS AVENUE
BERWICK VIC 3806

 3
  2
  2

Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **09-Feb-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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