

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 TOMATINA WAY 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

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,500

Property type

Land

Suburb

Berwick

Period-from

01 Apr 2025

to

31 Mar 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

11 BASTILLE STREET BERWICK VIC 3806	\$742,000	13-Nov-25
180 CARNIVAL BOULEVARD BERWICK VIC 3806	\$680,000	29-Oct-25
71 GLENROSE BOULEVARD CLYDE NORTH VIC 3978	\$700,000	25-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.~~

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11 BASTILLE STREET BERWICK VIC 3806

Sold Price

^{RS} **\$742,000**

Sold Date **13-Nov-25**

4 2 -

Distance **0km**



180 CARNIVAL BOULEVARD BERWICK VIC 3806

Sold Price

\$680,000

Sold Date **29-Oct-25**

3 2 2

Distance **0.56km**



71 GLENROSE BOULEVARD CLYDE NORTH VIC 3978

Sold Price

^{RS} **\$700,000**

Sold Date **25-Mar-26**

3 2 2

Distance **0.71km**

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

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