

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

13/18-26 MARLESFORD CRESCENT 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

\$722,500

Property type

Unit

Suburb

Berwick

Period-from

01 Aug 2025

to

31 Jul 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

7/25 CANBERRA AVENUE BERWICK VIC 3806	\$705,000	26-May-26
6 REID MEWS BERWICK VIC 3806	\$657,000	30-Mar-23
12 TEMORA RISE BERWICK VIC 3806	\$700,000	30-Jun-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: 10 August 2026

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**7/25 CANBERRA AVENUE
BERWICK VIC 3806**

3 2 2

Sold Price **\$705,000** Sold Date **26-May-26**

Distance **1.93km**



6 REID MEWS BERWICK VIC 3806

3 2 2

Sold Price **\$657,000** Sold Date **30-Mar-23**

Distance **0.57km**



**12 TEMORA RISE BERWICK VIC
3806**

3 2 1

Sold Price **\$700,000** Sold Date **30-Jun-26**

Distance **3.89km**

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

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