

## 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

29 JOHN FISHER DRIVE 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$908,250

Property type

House

Suburb

Berwick

Period-from

01 May 2025

to

30 Apr 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

5 FAIRHOLME BOULEVARD BERWICK VIC 3806	\$1,052,000	02-Feb-26
5 MILPARINKA WAY BERWICK VIC 3806	\$1,100,000	06-Feb-26
31 WILONA WAY BERWICK VIC 3806	\$810,000	14-Nov-25

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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**5 FAIRHOLME BOULEVARD  
 BERWICK VIC 3806**

3 2 2

Sold Price **\$1,052,000** Sold Date **02-Feb-26**

Distance **0.29km**



**5 MILPARINKA WAY BERWICK VIC  
 3806**

3 2 2

Sold Price **\$1,100,000** Sold Date **06-Feb-26**

Distance **0.39km**



**31 WILONA WAY BERWICK VIC  
 3806**

3 2 2

Sold Price **\$810,000** Sold Date **14-Nov-25**

Distance **0.26km**

RS = Recent sale      UN = Undisclosed Sale

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