

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 21 Stanhope Avenue, Berwick, VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$959,000 & \$1,054,900

Median sale price

Median price \$883,000 Property Type House Suburb Berwick (3806)

Period - From 01/08/2024 to 31/07/2025 Source PropTrack

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
3 MONTMORENCY AVENUE, BERWICK VIC 3806	\$975,000	07/04/2025
11 MONTMORENCY AVENUE, BERWICK VIC 3806	\$1,040,000	03/03/2025
12 AMESBURY WAY, CLYDE NORTH VIC 3978	\$1,010,000	15/04/2025

This Statement of Information was prepared on: 06/08/2025