

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 27 Satsuma Avenue, Berwick, VIC 3806

Indicative selling price

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

Price Range \$1,050,000 & \$1,155,000

Median sale price

Median price \$980,000 Property Type House Suburb Berwick (3806)

Period - From 01/04/2025 to 31/03/2026 Source Realestate.com.au

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
11 SATSUMA AVENUE, BERWICK VIC 3806	\$1,090,000	22/02/2026
12 GRAND MANOR DRIVE, BERWICK VIC 3806	\$1,130,000	16/02/2026
18 GRAZIERS CRESCENT, CLYDE NORTH VIC 3978	\$1,100,000	13/04/2026

This Statement of Information was prepared on: 17/04/2026