

## 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

12 WILLOWDENE WAY 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

\$930,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Berwick

Period-from

01 Feb 2025

to

31 Jan 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

29 WILLOWDENE WAY BERWICK VIC 3806	\$945,000	19-Dec-25
3/16 MANUKA ROAD BERWICK VIC 3806	\$950,000	16-Oct-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.

This Statement of Information was prepared on: 18 February 2026



**29 WILLOWDENE WAY BERWICK VIC 3806** Sold Price **\$945,000** Sold Date **19-Dec-25**

 3  2  2

Distance **0.05km**



**3/16 MANUKA ROAD BERWICK VIC 3806** Sold Price **\$950,000** Sold Date **16-Oct-25**

 4  3  2

Distance **1.79km**

RS = Recent sale      UN = Undisclosed Sale

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