

## 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

2 MARTIN COURT 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

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

7 ESCOTT GROVE BERWICK VIC 3806	\$910,000	23-Sep-25
7 RUBINA COURT BERWICK VIC 3806	\$980,000	07-Oct-25
57 HEDGELEY DRIVE BERWICK VIC 3806	\$950,000	08-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.~~

This Statement of Information was prepared on: 05 February 2026



**7 ESCOTT GROVE BERWICK VIC 3806**

 4  2  2

Sold Price

**\$910,000**

Sold Date

**23-Sep-25**

Distance

**0.48km**



**7 RUBINA COURT BERWICK VIC 3806**

 4  2  2

Sold Price

**\$980,000**

Sold Date

**07-Oct-25**

Distance

**0.73km**



**57 HEDGELEY DRIVE BERWICK VIC 3806**

 4  2  2

Sold Price

**\$950,000**

Sold Date

**08-Nov-25**

Distance

**0.75km**

RS = Recent sale

UN = Undisclosed Sale

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