

## 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

33 CANNING 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

\$1,780,000

&

\$1,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2025

to

28 Feb 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

4 SALISBURY COURT BERWICK VIC 3806	\$1,965,000	21-Oct-25
5 SALISBURY COURT BERWICK VIC 3806	\$2,060,000	01-Nov-25
7 HOBART AVENUE BERWICK VIC 3806	\$1,820,000	09-Mar-26

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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**4 SALISBURY COURT BERWICK  
VIC 3806**

5 3 2

Sold Price **\$1,965,000** Sold Date **21-Oct-25**

Distance **0.05km**



**5 SALISBURY COURT BERWICK  
VIC 3806**

5 4 3

Sold Price **\$2,060,000** Sold Date **01-Nov-25**

Distance **0.06km**



**7 HOBART AVENUE BERWICK VIC  
3806**

4 2 2

Sold Price <sup>RS</sup> **\$1,820,000** Sold Date **09-Mar-26**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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