

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

102/26 LANGMORE LANE BERWICK VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,500

Property type

Other

Suburb

Berwick

Period-from

01 Apr 2025

to

31 Mar 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

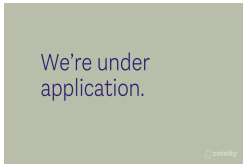
Date of sale

Address of comparable property	Price	Date of sale
5/26 LANGMORE LANE BERWICK VIC 3806	\$1,498,500	-
103/26 LANGMORE LANE BERWICK VIC 3806	\$1,473,500	31-Mar-23

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: 13 April 2026



**5/26 LANGMORE LANE BERWICK
 VIC 3806**

 3  2  2

Sold Price **\$1,498,500** Sold Date -

Distance -



**103/26 LANGMORE LANE
 BERWICK VIC 3806**

 3  -  -

Sold Price **\$1,473,500** Sold Date **31-Mar-23**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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