

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

1/11 GARDINER STREET 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

\$860,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

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

1/58 GLOUCESTER AVENUE BERWICK VIC 3806	\$915,000	08-Nov-25
2/1-3 SCANLAN STREET BERWICK VIC 3806	\$950,000	26-Nov-25
4/11 CHURCH STREET BERWICK VIC 3806	\$965,000	30-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.~~

This Statement of Information was prepared on: 23 April 2026



**1/58 GLOUCESTER AVENUE
BERWICK VIC 3806**

 3  2  2

Sold Price

\$915,000

Sold Date **08-Nov-25**

Distance **1.32km**



**2/1-3 SCANLAN STREET BERWICK
VIC 3806**

 3  2  2

Sold Price

\$950,000

Sold Date **26-Nov-25**

Distance **0.95km**



**4/11 CHURCH STREET BERWICK
VIC 3806**

 3  2  2

Sold Price

^{RS} **\$965,000**

Sold Date **30-Mar-26**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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