

## 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

5 ASCOT RISE 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

\$1,250,000

&

\$1,350,000

### 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

3 LOWANNA STREET BERWICK VIC 3806	\$1,261,000	18-Sep-25
71 LYALL ROAD BERWICK VIC 3806	\$1,300,000	22-Sep-25
10 ASTRID COURT BERWICK VIC 3806	\$1,340,000	19-Jan-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: 02 March 2026


**3 LOWANNA STREET BERWICK  
VIC 3806**
 4  2  2

 Sold Price **\$1,261,000** Sold Date **18-Sep-25**

 Distance **1.48km**

**71 LYALL ROAD BERWICK VIC  
3806**
 4  2  4

 Sold Price **\$1,300,000** Sold Date **22-Sep-25**

 Distance **0.79km**

**10 ASTRID COURT BERWICK VIC  
3806**
 4  2  2

 Sold Price <sup>RS</sup> **\$1,340,000** Sold Date **19-Jan-26**

 Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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