

## 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

7/25 CANBERRA AVENUE 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

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$676,000

Property type

Unit

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

2/29 RAILWAY AVENUE BEACONSFIELD VIC 3807	\$800,000	14-Aug-25
2/4 ALLAN STREET BERWICK VIC 3806	\$857,500	16-Aug-25
2/30 PALMERSTON STREET BERWICK VIC 3806	\$810,000	15-Oct-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: 06 February 2026


**2/29 RAILWAY AVENUE  
BEACONSFIELD VIC 3807**
 3   
  2   
  2

 Sold Price    **\$800,000**    Sold Date    **14-Aug-25**

 Distance    **0.78km**

**2/4 ALLAN STREET BERWICK VIC  
3806**
 3   
  2   
  2

 Sold Price    **\$857,500**    Sold Date    **16-Aug-25**

 Distance    **1.05km**

**2/30 PALMERSTON STREET  
BERWICK VIC 3806**
 3   
  2   
  2

 Sold Price    **\$810,000**    Sold Date    **15-Oct-25**

 Distance    **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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