

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

3 FAIRHOLME BOULEVARD 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

\$960,000

&

\$1,056,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

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

| | | |
|--|-------------|-----------|
| 5 FAIRHOLME BOULEVARD BERWICK VIC 3806 | \$1,052,000 | 06-Feb-26 |
| 10 CHARLES CONDER PLACE BERWICK VIC 3806 | \$1,028,000 | 20-Oct-25 |
| 14 EDGBASTON CIRCUIT BERWICK VIC 3806 | \$1,015,000 | 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: 11 February 2026

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5 FAIRHOLME BOULEVARD BERWICK VIC 3806

4 2 2

Sold Price ^{RS} **\$1,052,000** Sold Date **06-Feb-26**

Distance **0.06km**



10 CHARLES CONDER PLACE BERWICK VIC 3806

4 2 2

Sold Price **\$1,028,000** Sold Date **20-Oct-25**

Distance **1.59km**



14 EDGBASTON CIRCUIT BERWICK VIC 3806

4 2 2

Sold Price ^{RS} **\$1,015,000** Sold Date **19-Jan-26**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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