

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

6 BIRALEE COURT 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

\$1,150,000

&

\$1,250,000

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

8 BIRALEE COURT BERWICK VIC 3806	\$1,380,000	12-Aug-25
10 ASTRID COURT BERWICK VIC 3806	\$1,340,000	19-Jan-26
3 LOWANNA STREET BERWICK VIC 3806	\$1,261,000	18-Sep-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: 09 February 2026



8 BIRALEE COURT BERWICK VIC 3806

 4
  2
  2

Sold Price

\$1,380,000

Sold Date

12-Aug-25

Distance

0.04km



10 ASTRID COURT BERWICK VIC 3806

 4
  2
  2

Sold Price

^{RS} **\$1,340,000**

Sold Date

19-Jan-26

Distance

0.34km



3 LOWANNA STREET BERWICK VIC 3806

 4
  2
  2

Sold Price

\$1,261,000

Sold Date

18-Sep-25

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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