

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 HOBART AVENUE 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

\$1,780,000

&

\$1,958,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2025

to

31 Dec 2025

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 SALISBURY COURT BERWICK VIC 3806	\$2,060,000	18-Nov-25
4 SALISBURY COURT BERWICK VIC 3806	\$1,965,000	21-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.

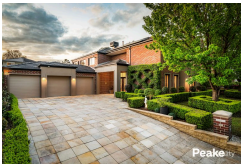
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**5 SALISBURY COURT BERWICK
VIC 3806**

5 4 3

Sold Price ^{RS} **\$2,060,000** Sold Date **18-Nov-25**

Distance **0.26km**



**4 SALISBURY COURT BERWICK
VIC 3806**

5 3 2

Sold Price **\$1,965,000** Sold Date **21-Oct-25**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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