

## 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

14 TANZANITE COURT 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

\$595,000

&

\$655,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2024

to

30 Nov 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

1 TANZANITE COURT BERWICK VIC 3806	\$612,000	05-May-25
6 RIVALIRA PLACE BERWICK VIC 3806	\$700,000	21-Aug-25
8/134 GOLF LINKS ROAD BERWICK VIC 3806	\$636,000	18-Jun-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: 04 December 2025


**1 TANZANITE COURT BERWICK  
VIC 3806**
 3  2  2

Sold Price

**\$612,000**

 Sold Date **05-May-25**

Distance

**0km**

**6 RIVALIRA PLACE BERWICK VIC  
3806**
 3  2  2

Sold Price

**\$700,000**

 Sold Date **21-Aug-25**

Distance

**0.69km**

**8/134 GOLF LINKS ROAD BERWICK  
VIC 3806**
 3  2  1

Sold Price

**\$636,000**

 Sold Date **18-Jun-25**

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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