

# 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

1 Glenn Erin Way, Berwick Vic 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$880,000

### Median sale price

Median price

\$910,000

Property Type

House

Suburb

Berwick

Period - From

01/10/2024

to

31/12/2024

Source

REIV

### 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 six 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	8 Tulk St BERWICK 3806	\$853,000	26/01/2025
2	14 Ganaway Dr BERWICK 3806	\$863,000	23/12/2024
3	23 Claremont Glen BERWICK 3806	\$868,000	10/12/2024

**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 six months.~~

This Statement of Information was prepared on:

25/02/2025 16:58



**Rooms:** 8  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
December quarter 2024: \$910,000

## Comparable Properties



**8 Tulk St BERWICK 3806 (REI)**

**Agent Comments**



**Price:** \$853,000  
**Method:** Sold Before Auction  
**Date:** 26/01/2025  
**Property Type:** House (Res)  
**Land Size:** 448 sqm approx



**14 Ganaway Dr BERWICK 3806 (REI/VG)**

**Agent Comments**



**Price:** \$863,000  
**Method:** Private Sale  
**Date:** 23/12/2024  
**Property Type:** House  
**Land Size:** 650 sqm approx



**23 Claremont Glen BERWICK 3806 (REI/VG)**

**Agent Comments**



**Price:** \$868,000  
**Method:** Private Sale  
**Date:** 10/12/2024  
**Property Type:** House  
**Land Size:** 669 sqm approx

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222