

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

1/13 RESERVE STREET 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

\$545,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Commercial

Suburb

Berwick

Period-from

01 Sep 2024

to

31 Aug 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

10/7-9 RESERVE STREET BERWICK VIC 3806	\$540,000	19-Jul-25
3/201 HIGH STREET BERWICK VIC 3806	\$590,000	01-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: 15 September 2025

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10/7-9 RESERVE STREET BERWICK VIC 3806 Sold Price **\$540,000** Sold Date **19-Jul-25**

 3
  2
  1

Distance **0.05km**



3/201 HIGH STREET BERWICK VIC 3806 Sold Price ^{RS} **\$590,000** Sold Date **01-Sep-25**

 2
  1
  1

Distance **1.59km**

RS = Recent sale **UN** = Undisclosed Sale

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