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	1 Terri-Ester Drive, Berwick Vic 3806
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$830,000 & \$880,000	Range between	\$830,000	&	\$880,000
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Median sale price

Median price	\$905,000	Pro	perty Type	House		Suburb	Berwick
Period - From	01/04/2025	to	30/06/2025		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

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1	5 Lisburn Way BERWICK 3806	\$832,000	12/06/2025
2	32 Grand Arch Way BERWICK 3806	\$844,000	13/03/2025
3	8 Kate Elizabeth Av BERWICK 3806	\$855,000	26/02/2025

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:	15/07/2025 16:44



Date of sale











Property Type: House Land Size: 548 sqm approx

Agent Comments

Indicative Selling Price \$830,000 - \$880,000 **Median House Price** June quarter 2025: \$905,000

Comparable Properties



5 Lisburn Way BERWICK 3806 (REI/VG)





Agent Comments

Price: \$832,000 Method: Private Sale Date: 12/06/2025 Property Type: House Land Size: 511 sqm approx



32 Grand Arch Way BERWICK 3806 (REI/VG)







Agent Comments

Price: \$844,000 Method: Private Sale Date: 13/03/2025 Property Type: House Land Size: 529 sqm approx



8 Kate Elizabeth Av BERWICK 3806 (REI/VG)





Price: \$855,000 Method: Private Sale Date: 26/02/2025 Property Type: House Land Size: 510 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9803 0400





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