

## 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

10 PADDINGTON TERRACE BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$876,000

Property type

House

Suburb

Berwick

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

4 LODERS WAY BERWICK VIC 3806	\$1,150,000	05-Apr-25
16 NEILL STREET BERWICK VIC 3806	\$1,265,000	16-Nov-24
19 MILPARINKA WAY BERWICK VIC 3806	\$1,130,000	24-Nov-24

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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**4 LODERS WAY BERWICK VIC  
3806**

4 2 2

Sold Price **\$1,150,000** Sold Date **05-Apr-25**

Distance **0.22km**



**16 NEILL STREET BERWICK VIC  
3806**

3 2 2

Sold Price **\$1,265,000** Sold Date **16-Nov-24**

Distance **0.74km**



**19 MILPARINKA WAY BERWICK  
VIC 3806**

3 2 6

Sold Price **\$1,130,000** Sold Date **24-Nov-24**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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