# 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

108 BEMERSYDE DRIVE BERWICK VIC 3806

### Indicative selling price

Period-from

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

Single Price		or rang betwee	5 5900000	&	\$930,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$880,000	Property type	House	Suburb	Berwick		

30 Jun 2025

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Jul 2024

**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.

to

Address of comparable property	Price	Date of sale	
74 EDGBASTON CIRCUIT BERWICK VIC 3806	\$1,060,000	23-Jun-25	
4 ST ANNES CRESCENT BERWICK VIC 3806	\$978,500	22-Mar-25	
155 BEMERSYDE DRIVE BERWICK VIC 3806	\$905,000	23-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: 18 July 2025



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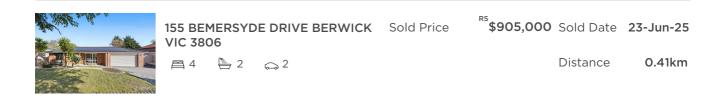
E kli.rowville@ljhooker.com.au



74 EDGE VIC 380		I CIRCUIT BERWICK Sold F	Price <b>*\$1,060,000</b>	Sold Date	23-Jun-25
昌 4	2	⇔ <sup>2</sup>		Distance	0.06km



4 ST ANNES CRESCENT BERWICK VIC 3806	Sold Price	\$978,500	Sold Date	22-Mar-25
$\blacksquare 4  \textcircled{B}{\cong} 2  \textcircled{C}{\cong} 2$			Distance	0.19km



RS = Recent sale UN = Undisclosed Sale

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