

# 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

14 Artois Road, Berwick, VIC 3806

### Indicative selling price

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

Price Range

\$845,000

&

\$895,000

### Median sale price

Median price

\$880,000

Property Type

House

Suburb

Berwick (3806)

Period - From

01/03/2024

to

28/02/2025

Source

Pricefinder

### Comparable property sales

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
8 TULK STREET, BERWICK VIC 3806	\$853,000	29/01/2025
8 KATE ELIZABETH AVENUE, BERWICK VIC 3806	\$855,000	26/02/2025
92A GOLF LINKS ROAD, BERWICK VIC 3806	\$862,000	04/11/2024

This Statement of Information was prepared on: 14/03/2025