

## 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

155 CARNIVAL BOULEVARD 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

\$779,000

&

\$839,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2024

to

30 Jun 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

30 COACHELLA WAY BERWICK VIC 3806

\$800,000

26-Jun-25

143 CARNIVAL BOULEVARD BERWICK VIC 3806

\$805,000

20-Mar-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: 09 July 2025



## 30 COACHELLA WAY BERWICK VIC 3806

4 2 2

Sold Price

<sup>RS</sup>

**\$800,000**

Sold Date

**26-Jun-25**

Distance

**0.3km**



## 143 CARNIVAL BOULEVARD BERWICK VIC 3806

3 2 2

Sold Price

**\$805,000**

Sold Date

**20-Mar-25**

Distance

**0.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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