

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

2 CHIRNSIDE ROAD BERWICK VIC 3806

Indicative selling price

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

Single Price

or range
between

\$980,000

&

\$1,060,000

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

5 BARTON MEWS BERWICK VIC 3806	\$1,035,000	24-Feb-25
9 BARTON MEWS BERWICK VIC 3806	\$1,000,000	30-May-25
6 SELWYN COURT BERWICK VIC 3806	\$1,040,000	04-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: 07 July 2025

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5 BARTON MEWS BERWICK VIC 3806

 4  2  2

Sold Price

\$1,035,000

Sold Date **24-Feb-25**

Distance **0.44km**



9 BARTON MEWS BERWICK VIC 3806

 5  2  2

Sold Price

^{RS} **\$1,000,000**

Sold Date **30-May-25**

Distance **0.48km**



6 SELWYN COURT BERWICK VIC 3806

 4  2  2

Sold Price

^{RS} **\$1,040,000**

Sold Date **04-Jun-25**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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