

## 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 SMOKY PLACE BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$549,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Commercial

Suburb

Berwick

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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

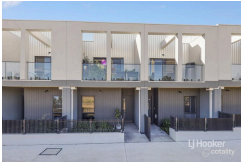
27 TRAVERTINE LOOP BERWICK VIC 3806	\$525,000	19-May-25
43 BATTALION ROAD BERWICK VIC 3806	\$545,000	23-Jun-25

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: 16 March 2026

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**27 TRAVERTINE LOOP BERWICK  
VIC 3806**

2 2 1

Sold Price **\$525,000** Sold Date **19-May-25**

Distance **0km**



**43 BATTALION ROAD BERWICK  
VIC 3806**

2 1 1

Sold Price **\$545,000** Sold Date **23-Jun-25**

Distance **0.16km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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