

## 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

25 IMER CRESCENT 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

\$715,000

&

\$785,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 25 HILLSBOROUGH CRESCENT BERWICK VIC 3806 | \$760,000 | 02-Oct-25 |
| 9 BURNDEN CLOSE BERWICK VIC 3806          | \$740,000 | 08-Sep-25 |
| 5 IMER CRESCENT BERWICK VIC 3806          | \$940,000 | 29-Oct-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: 13 November 2025



### 25 HILLSBOROUGH CRESCENT BERWICK VIC 3806

 3
  2
  2

Sold Price

**\$760,000**

Sold Date

**02-Oct-25**

Distance

**0.25km**


### 9 BURNDEN CLOSE BERWICK VIC 3806

 3
  2
  2

Sold Price

**\$740,000**

Sold Date

**08-Sep-25**

Distance

**0.25km**


### 5 IMER CRESCENT BERWICK VIC 3806

 4
  2
  2

Sold Price

<sup>RS</sup> **\$940,000**

Sold Date

**29-Oct-25**

Distance

**0.12km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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