

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

3/14 MCNABB STREET 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Berwick

Period-from

01 Sep 2024

to

31 Aug 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

26 TURNER STREET BERWICK VIC 3806

\$677,000

03-Apr-25

10/22 GOLF LINKS ROAD BERWICK VIC 3806

\$706,000

04-Jul-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: 02 September 2025



**26 TURNER STREET BERWICK VIC
3806**

Sold Price

\$677,000

Sold Date

03-Apr-25

 3

 1

 1

Distance

1.46km



**10/22 GOLF LINKS ROAD
BERWICK VIC 3806**

Sold Price

^{RS} **\$706,000**

Sold Date

04-Jul-25

 3

 2

 2

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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