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 CRANE 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	$850,000	&	$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$920,000	Property type	House	Suburb	Berwick
Period-from	01 Sep 2025	to	31 Aug 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
10 VAUCLUSE STREET BERWICK VIC 3806	$898,000	31-Jul-26
11 SUNFLOWER PLACE BERWICK VIC 3806	$905,000	25-Jul-26
34 EDGBASTON CIRCUIT BERWICK VIC 3806	$927,000	17-Jul-26

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: 21 September 2026

Adam Mahmoud
P 03 8794 6100
M 0411 664 260
E amahmoud@barryplant.com.au



10 VAUCLUSE STREET BERWICK VIC 3806

4 2 2

Sold Price RS $898,000 Sold Date 31-Jul-26

Distance 0.31km



11 SUNFLOWER PLACE BERWICK VIC 3806

4 2 -

Sold Price $905,000 Sold Date 25-Jul-26

Distance 0.81km



34 EDGBASTON CIRCUIT BERWICK VIC 3806

4 2 2

Sold Price $927,000 Sold Date 17-Jul-26

Distance 0.91km

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

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