

## 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

30 JOHN FISHER DRIVE BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$876,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2024

to

31 May 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 FYFFE STREET BERWICK VIC 3806	\$1,080,000	28-Feb-25
46 THORNLEY DRIVE BERWICK VIC 3806	\$1,080,000	31-Jan-25
5 RIVIERA DRIVE BERWICK VIC 3806	\$1,070,000	11-Dec-24

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: 03 June 2025

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**5 FYFFE STREET BERWICK VIC 3806**

 4  2  2

Sold Price

**\$1,080,000**

Sold Date

**28-Feb-25**

Distance

**0.47km**



**46 THORNLEY DRIVE BERWICK VIC 3806**

 4  2  2

Sold Price

Sold Date

**31-Jan-25**

Distance

**1.5km**



**5 RIVIERA DRIVE BERWICK VIC 3806**

 4  2  2

Sold Price

**\$1,070,000**

Sold Date

**11-Dec-24**

Distance

**1.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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