

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

4 FLORIO CLOSE 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

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2025

to

31 Jan 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

21 STANHOPE AVENUE BERWICK VIC 3806	\$970,000	28-Sep-25
19 EMBLING STREET BERWICK VIC 3806	\$957,000	17-Sep-25
6 MONARCH ROAD BERWICK VIC 3806	\$950,000	08-Dec-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: 11 February 2026

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21 STANHOPE AVENUE BERWICK VIC 3806

3

2

2

Sold Price

\$970,000

Sold Date

28-Sep-25

Distance

0.6km



19 EMBLING STREET BERWICK VIC 3806

3

2

2

Sold Price

\$957,000

Sold Date

17-Sep-25

Distance

0.54km



6 MONARCH ROAD BERWICK VIC 3806

4

2

2

Sold Price

\$950,000

Sold Date

08-Dec-25

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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