

## 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 GREENWICH 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

\$820,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2024

to

30 Jun 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

8 LITTLE GEM WAY BERWICK VIC 3806	\$870,000	25-Feb-25
12 NUTMEG CLOSE BERWICK VIC 3806	\$853,000	19-Jan-25
10 MASQUERADE ROAD BERWICK VIC 3806	\$852,000	11-Mar-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: 14 July 2025

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**8 LITTLE GEM WAY BERWICK VIC 3806**

Sold Price

**\$870,000**

Sold Date

**25-Feb-25**

 4

 2

 2

Distance

**0.59km**



**12 NUTMEG CLOSE BERWICK VIC 3806**

Sold Price

**\$853,000**

Sold Date

**19-Jan-25**

 4

 2

 2

Distance

**0.22km**



**10 MASQUERADE ROAD BERWICK VIC 3806**

Sold Price

**\$852,000**

Sold Date

**11-Mar-25**

 4

 2

 2

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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