

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

40 CARNIVAL BOULEVARD 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Berwick

Period-from

01 Jul 2025

to

30 Jun 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

230 CARNIVAL BOULEVARD BERWICK VIC 3806	\$641,000	28-Apr-26
108 CARNIVAL BOULEVARD BERWICK VIC 3806	\$680,000	22-Mar-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: 07 July 2026

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**230 CARNIVAL BOULEVARD
BERWICK VIC 3806**

4 2 2

Sold Price **\$641,000** Sold Date **28-Apr-26**

Distance **0.9km**



**108 CARNIVAL BOULEVARD
BERWICK VIC 3806**

4 2 2

Sold Price **\$680,000** Sold Date **22-Mar-26**

Distance **0.25km**

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

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