

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

47 MARIJA CRESCENT 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	\$935,000	&	\$1,028,500
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$890,000	Property type	House	Suburb	Berwick
Period-from	01 Jan 2025	to	31 Dec 2025	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
6 LIA AMIE PLACE BERWICK VIC 3806	\$975,000	01-Oct-25
14 JIANNI WAY BERWICK VIC 3806	\$975,000	06-May-25
128 MOONDARRA DRIVE BERWICK VIC 3806	\$1,010,000	21-Jul-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.

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6 LIA AMIE PLACE BERWICK VIC 3806

Sold Price

\$975,000 Sold Date **01-Oct-25**

4 2 2

Distance **0.22km**



14 JIANNI WAY BERWICK VIC 3806 Sold Price

Sold Date **06-May-25**

4 2 2

Distance **0.09km**



128 MOONDARRA DRIVE BERWICK VIC 3806 Sold Price

\$1,010,000 Sold Date **21-Jul-25**

3 2 2

Distance **0.24km**

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

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