

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$935,000

&

\$1,028,500

### 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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