

## 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

5/59 FAIRHOLME BOULEVARD 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

\$770,000

&

\$815,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Berwick

Period-from

01 Sep 2024

to

31 Aug 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 6/59 FAIRHOLME BOULEVARD BERWICK VIC 3806 | \$740,000 | 17-May-25 |
| 4/183 HIGH STREET BERWICK VIC 3806        | \$777,000 | 13-May-25 |
| 3/108 BRISBANE STREET BERWICK VIC 3806    | \$755,000 | 05-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.~~

This Statement of Information was prepared on: 15 September 2025



**6/59 FAIRHOLME BOULEVARD  
BERWICK VIC 3806**

 3  2  2

Sold Price

**\$740,000**

Sold Date

**17-May-25**

Distance

**0km**



**4/183 HIGH STREET BERWICK VIC  
3806**

 3  2  2

Sold Price

**\$777,000**

Sold Date

**13-May-25**

Distance

**0.79km**



**3/108 BRISBANE STREET BERWICK  
VIC 3806**

 3  2  2

Sold Price

**\$755,000**

Sold Date

**05-Jul-25**

Distance

**1.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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