

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

54 Edrington Park Drive, Berwick, VIC-3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,376,000

or range between

&

Median sale price

Median price \$949,271

Property type House

Suburb Berwick

Period - From March 2025

to

March 2025

Source RP Data – Core Logic

Comparable property sales

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 six months.

This Statement of Information was prepared on: 02/07/2025