

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

6 CRANE STREET 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

\$980,000

&

\$1,005,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2024

to

31 Oct 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

3 ST VINCENT PLACE BERWICK VIC 3806	\$991,600	06-Sep-25
13 GLENVIEW RISE BERWICK VIC 3806	\$995,000	24-Sep-25
43 BERNLY BOULEVARD BERWICK VIC 3806	\$1,080,000	21-Oct-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: 03 November 2025

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3 ST VINCENT PLACE BERWICK VIC 3806

 4
  2
  2

Sold Price

^{RS} **\$991,600** Sold Date **06-Sep-25**

Distance **0.28km**



13 GLENVIEW RISE BERWICK VIC 3806

 4
  2
  2

Sold Price

\$995,000 Sold Date **24-Sep-25**

Distance **1.39km**



43 BERNLY BOULEVARD BERWICK VIC 3806

 4
  2
  2

Sold Price

^{RS} **\$1,080,000** Sold Date **21-Oct-25**

Distance **0.89km**

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

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