

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 FYFFE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,000

Property type

House

Suburb

Berwick

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

5 FYFFE STREET BERWICK VIC 3806	\$1,080,000	07-Mar-25
4 MILPARINKA WAY BERWICK VIC 3806	\$1,100,000	19-Jan-25
4 LODERS WAY BERWICK VIC 3806	\$1,150,000	05-Apr-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: 14 May 2025

Maddy Dyt

M 0405039969

E maddy.d@neilsonprtners.com.au


5 FYFFE STREET BERWICK VIC 3806

 Sold Price ^{RS} **\$1,080,000** Sold Date **07-Mar-25**
 4  2  2

 Distance **0.06km**

4 MILPARINKA WAY BERWICK VIC 3806

 Sold Price **\$1,100,000** Sold Date **19-Jan-25**
 3  2  2

 Distance **0.18km**

4 LODERS WAY BERWICK VIC 3806

 Sold Price **\$1,150,000** Sold Date **05-Apr-25**
 4  2  2

 Distance **0.9km**
RS = Recent sale

UN = Undisclosed Sale

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