

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

7 BANGALAY PLACE 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

\$715,000

&

\$786,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2024

to

30 Jun 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 MARYN CLOSE BERWICK VIC 3806	\$780,000	20-Apr-25
7 MIRRABOOK COURT BERWICK VIC 3806	\$770,000	24-Jun-25
36 BALMAIN DRIVE BERWICK VIC 3806	\$758,000	22-Mar-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: 10 July 2025

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5 MARYN CLOSE BERWICK VIC 3806

 3  2  2

Sold Price **\$780,000** Sold Date **20-Apr-25**

Distance **0.93km**



7 MIRRABOOK COURT BERWICK VIC 3806

 3  2  2

Sold Price ^{RS} **\$770,000** Sold Date **24-Jun-25**

Distance **0.59km**



36 BALMAIN DRIVE BERWICK VIC 3806

 3  2  2

Sold Price **\$758,000** Sold Date **22-Mar-25**

Distance **1.18km**

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

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