

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 MONTHAM CLOSE 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

\$1,000,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2024

to

30 Sep 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

82 ROSSITER RETREAT CRANBOURNE NORTH VIC 3977	1025000	16-Oct-25
66 EDGBASTON CIRCUIT BERWICK VIC 3806	1010000	08-Jul-25
10 LYNCH COURT BERWICK VIC 3806	1045000	13-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: 18 October 2025



82 ROSSITER RETREAT CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price

^{RS} **1025000** Sold Date **16-Oct-25**

Distance **1.31km**



66 EDGBASTON CIRCUIT BERWICK VIC 3806

4 2 2

Sold Price

1010000 Sold Date **08-Jul-25**

Distance **0.95km**



10 LYNCH COURT BERWICK VIC 3806

4 2 2

Sold Price

^{RS} **1045000** Sold Date **13-Oct-25**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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