

## 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

8 DANIHER CLOSE BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2024

to

31 Aug 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 14 DANIHER CLOSE BERWICK VIC 3806              | \$780,000 | 31-Jul-25 |
| 53 RAVENSTHORPE CRESCENT NARRE WARREN VIC 3805 | \$777,000 | 16-Jul-25 |
| 14 COLLINS CRESCENT BERWICK VIC 3806           | \$815,000 | 13-Sep-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.~~

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**14 DANIHER CLOSE BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date

**31-Jul-25**

 3  1  1

Distance

**0.1km**



**53 RAVENSTHORPE CRESCENT NARRE WARREN VIC 3805**

Sold Price

**\$777,000**

Sold Date

**16-Jul-25**

 3  1  2

Distance

**1.34km**



**14 COLLINS CRESCENT BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$815,000**

Sold Date

**13-Sep-25**

 3  1  2

Distance

**0.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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