## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	
Including suburb and	

Including suburb and postcode

Property offered for sale

postcode 8 Lemongrove Way, Berwick Vic 3806

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For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)						
Single price	\$-	or range between	\$890,000	&	\$960,000	

#### Median sale price

Median price	\$960,000		Property ty	pe House	e (4beds)	Suburb	Berwick
Period - From	Nov 2024	to	Oct 2025	Source	https://www.re	alestate.	com.au/vic/berwick-3806/

#### 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 six 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 Jianni Way, Berwick, Vic 3806	\$975,000	20/05/2025
6 Lia Amie Place, Berwick VIC 3806	\$975,000	01/10/2025
128 Moondarra Drive, Berwick, Vic 3806	\$1,010,000	22/07/2025

#### 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 six months.

This Statement of Information was prepared on:	19/11/25

