

## 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 VETARA STREET BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$1,275,000

&

\$1,375,000

### 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 17 RAVELLO AVENUE BERWICK VIC 3806     | \$1,120,000 | 12-May-25 |
| 39 WARMBRUNN CRESCENT BERWICK VIC 3806 | \$1,220,000 | 07-Aug-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: 11 September 2025



**17 RAVELLO AVENUE BERWICK  
VIC 3806**

5 3 2

Sold Price **\$1,120,000** Sold Date **12-May-25**

Distance **0.19km**



**39 WARMBRUNN CRESCENT  
BERWICK VIC 3806**

4 4 2

Sold Price <sup>RS</sup> **\$1,220,000** Sold Date **07-Aug-25**

Distance **4.86km**

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

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