

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

2/17 MARGARET STREET 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2024

to

31 Oct 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

3/17 MARGARET STREET BERWICK VIC 3806	\$825,000	15-May-25
4/17 MARGARET STREET BERWICK VIC 3806	\$850,000	22-May-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 November 2025

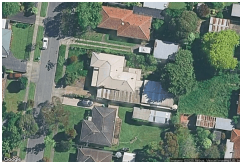


3/17 MARGARET STREET BERWICK Sold Price
VIC 3806

\$825,000 Sold Date **15-May-25**

 3  2  2

Distance **0.01km**



4/17 MARGARET STREET BERWICK Sold Price
VIC 3806

\$850,000 Sold Date **22-May-25**

 3  -  -

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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