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	1/8 DUNNELL RISE 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Berwick
Period-from	01 May 2025	to	30 Apr 2026	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
1/11 AMBLESIDE CRESCENT BERWICK VIC 3806	$870,000	06-Jan-26
1/17 MARGARET STREET BERWICK VIC 3806	$850,000	27-Mar-26

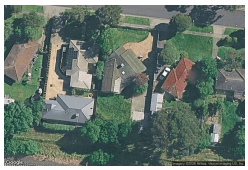
OR

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: 19 May 2026

OBrien Real Estate

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1/11 AMBLESIDE CRESCENT BERWICK VIC 3806

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Sold Price **$870,000** Sold Date **06-Jan-26**

Distance **0.59km**



1/17 MARGARET STREET BERWICK VIC 3806

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Sold Price **$850,000** Sold Date **27-Mar-26**

Distance **1.01km**

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

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