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	23-24 TAMARA CLOSE 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	$1,980,000	&	$2,178,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$885,000	Property type	House	Suburb	Berwick
Period-from	01 Aug 2024	to	31 Jul 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
18 CARAVELLE COURT BERWICK VIC 3806	$3,088,888	06-Jun-25
20-22 CASERTA DRIVE BERWICK VIC 3806	$3,158,000	29-Apr-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: 12 August 2025

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18 CARAVELLE COURT BERWICK VIC 3806

6 4 2

Sold Price RS $3,088,888 Sold Date 06-Jun-25

Distance 0.37km



20-22 CASERTA DRIVE BERWICK VIC 3806

4 2 10

Sold Price RS $3,158,000 Sold Date 29-Apr-25

Distance 0.32km

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

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