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: 91 Positano Circuit, Berwick Vic 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $800,000 & $880,000

Median sale price

Median price $930,000 Property Type House Suburb Berwick

Period - From 01/04/2025 to 31/03/2026 Source REIV

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
1	58 Broadway St BERWICK 3806	$850,000	09/04/2026
2	21 Bronx Av BERWICK 3806	$820,000	23/01/2026
3			

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: 25/05/2026 16:27

91 Positano Circuit, Berwick Vic 3806

JellisCraig

James Wilson
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4 2 2

Property Type: House
Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending March 2026: $930,000

Comparable Properties



58 Broadway St BERWICK 3806 (REI/VG)

4 2 2

Price: $850,000
Method: Private Sale
Date: 09/04/2026
Property Type: House
Land Size: 301 sqm approx

Agent Comments



21 Bronx Av BERWICK 3806 (VG)

4 - -

Price: $820,000
Method: Sale
Date: 23/01/2026
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments

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.

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