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	9 MONTMORENCY AVENUE 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	$900,000	&	$990,000

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
4 NORWICH DRIVE BERWICK VIC 3806	$945,000	02-Aug-25
88 BRIDGEWATER BOULEVARD BERWICK VIC 3806	$950,000	31-May-25
23 SAUL AVENUE BERWICK VIC 3806	$990,000	29-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: 26 November 2025

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4 NORWICH DRIVE BERWICK VIC 3806

4 2 2

Sold Price **$945,000** Sold Date **02-Aug-25**

Distance **0.23km**



88 BRIDGEWATER BOULEVARD BERWICK VIC 3806

4 2 2

Sold Price **$950,000** Sold Date **31-May-25**

Distance **0.23km**



23 SAUL AVENUE BERWICK VIC 3806

4 2 2

Sold Price **$990,000** Sold Date **29-Aug-25**

Distance **0.37km**

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

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