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 PADDINGTON TERRACE 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	$1,290,000	&	$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	House	Suburb	Berwick
Period-from	01 Dec 2024	to	30 Nov 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
8 BIRALEE COURT BERWICK VIC 3806	$1,380,000	12-Aug-25
1 PALMERSTON STREET BERWICK VIC 3806	$1,330,000	01-Sep-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: 05 December 2025

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8 BIRALEE COURT BERWICK VIC 3806

4 2 2

Sold Price **$1,380,000** Sold Date **12-Aug-25**

Distance **0.69km**



1 PALMERSTON STREET BERWICK VIC 3806

3 3 2

Sold Price **$1,330,000** Sold Date **01-Sep-25**

Distance **1.31km**

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

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