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	5 RIVERGLEN ROAD 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$493,000	Property type	Land	Suburb	Berwick
Period-from	01 Sep 2024	to	31 Aug 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
40 MARSH GROVE BERWICK VIC 3806	$1,228,000	02-Sep-25
39 WARMBRUNN CRESCENT BERWICK VIC 3806	$1,220,000	07-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: 04 September 2025

Harcourts Berwick
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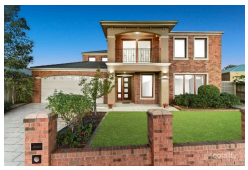

40 MARSH GROVE BERWICK VIC 3806

5 2 2

Sold Price RS **$1,228,000** Sold Date **02-Sep-25**

Distance **0.35km**



39 WARMBRUNN CRESCENT BERWICK VIC 3806

4 4 2

Sold Price RS **$1,220,000** Sold Date **07-Aug-25**

Distance **1.34km**

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

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