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	2/22 MARGARET STREET 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	$530,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	Unit	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
4/5-17 WILLIAM ROAD BERWICK VIC 3806	$535,000	07-Apr-25
2/4 GREENLAW CRESCENT BERWICK VIC 3806	$538,000	22-Mar-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: 18 September 2025

Harcourts Berwick
E berwick@harcourts.com.au



4/5-17 WILLIAM ROAD BERWICK VIC 3806

2 1 1

Sold Price **$535,000** Sold Date **07-Apr-25**

Distance **1.07km**



2/4 GREENLAW CRESCENT BERWICK VIC 3806

2 1 1

Sold Price **$538,000** Sold Date **22-Mar-25**

Distance **1.59km**

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

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