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	6 BETTINA COURT 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	$1,185,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$908,250	Property type	House	Suburb	Berwick
Period-from	01 May 2025	to	30 Apr 2026	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
3 FUNSTON STREET BERWICK VIC 3806	$1,208,000	02-Apr-26
37 EDRINGTON PARK DRIVE BERWICK VIC 3806	$1,250,000	01-May-26
13 SHERMAN COURT BERWICK VIC 3806	$1,195,000	07-May-26

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 May 2026

Harcourts Pakenham

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3 FUNSTON STREET BERWICK VIC 3806

3 2 2

Sold Price RS $1,208,000 Sold Date 02-Apr-26

Distance 0.8km



37 EDRINGTON PARK DRIVE BERWICK VIC 3806

4 2 2

Sold Price RS $1,250,000 Sold Date 01-May-26

Distance 1.17km



13 SHERMAN COURT BERWICK VIC 3806

4 2 2

Sold Price RS $1,195,000 Sold Date 07-May-26

Distance 1.43km

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

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