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	29 WILLOWDENE WAY 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	$850,000	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	Unit	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
1/58 GLOUCESTER AVENUE BERWICK VIC 3806	$915,000	08-Nov-25
2/4 ALLAN STREET BERWICK VIC 3806	$857,500	16-Aug-25
16 DUNNELL RISE BERWICK VIC 3806	$855,000	23-Jul-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: 28 November 2025

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1/58 GLOUCESTER AVENUE BERWICK VIC 3806

3 2 -

Sold Price RS $915,000 Sold Date 08-Nov-25

Distance 1.15km



2/4 ALLAN STREET BERWICK VIC 3806

3 2 2

Sold Price $857,500 Sold Date 16-Aug-25

Distance 1.81km



16 DUNNELL RISE BERWICK VIC 3806

3 2 2

Sold Price $855,000 Sold Date 23-Jul-25

Distance 1.81km

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

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