Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	10 Rosewin Court Berwick, 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$690,000 & $750,000

Median sale price

Median price	$877,000	Property Type	HOUSE	Suburb	BERWICK
Period - From	29-Apr-2024	to	28-Apr-2025	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	8 Cooma Court, Berwick	$710,000	08-Jul-2025
2	41 Coolong Avenue, Berwick	$710,000	28-Jun-2025
3	7 Mirrabook Court, Berwick	$770,000	24-Jun-2025

This statement of information was prepared on 09-Jul-2025 at 11:01:49 AM AEST