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	46 ELGIN 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	$1,900,000	&	$2,090,000

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
53 PALMERSTON STREET BERWICK VIC 3806	$2,025,000	17-Nov-25
2/34 PEEL STREET BERWICK VIC 3806	$2,150,000	06-Apr-26
8 CLOVER CLOSE BERWICK VIC 3806	$2,300,000	06-Jan-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: 07 May 2026

OBrien Real Estate

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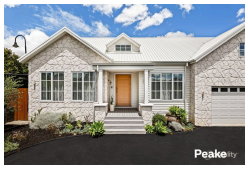


53 PALMERSTON STREET BERWICK VIC 3806

4 2 2

Sold Price **$2,025,000** Sold Date **17-Nov-25**

Distance **0.21km**



2/34 PEEL STREET BERWICK VIC 3806

4 2 2

Sold Price RS **$2,150,000** UN Sold Date **06-Apr-26**

Distance **0.91km**



8 CLOVER CLOSE BERWICK VIC 3806

3 2 2

Sold Price **$2,300,000** Sold Date **06-Jan-26**

Distance **0.48km**

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

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