

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

2/34 SING CRESCENT 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,000

Property type

Unit

Suburb

Berwick

Period-from

01 Feb 2025

to

31 Jan 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 JANE STREET BERWICK VIC 3806	\$685,000	27-Jan-26
3/15 MCNABB STREET BERWICK VIC 3806	\$735,000	10-Dec-25
2/1 MILLER STREET BERWICK VIC 3806	\$700,000	09-Nov-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.~~

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Raji Kunj

M 0423033462

E raji.kunj@raywhite.com



3 JANE STREET BERWICK VIC 3806

3 1 1

Sold Price

^{RS} **\$685,000** Sold Date **27-Jan-26**

Distance **1.18km**



3/15 MCNABB STREET BERWICK VIC 3806

3 2 2

Sold Price

\$735,000 Sold Date **10-Dec-25**

Distance **1.98km**



2/1 MILLER STREET BERWICK VIC 3806

2 1 1

Sold Price

\$700,000 Sold Date **09-Nov-25**

Distance **2.47km**

RS = Recent sale

UN = Undisclosed Sale

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