

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 9 Limestone Drive, Berwick Vic 3806

Indicative selling price

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

Range between \$720,000 & \$750,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Berwick

Period - From 01/01/2025 to 31/12/2025 Source REIV

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 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	2/5 Fiona Ct NARRE WARREN 3805	\$655,000	06/09/2025
2	30 Infantry Way BERWICK 3806	\$659,000	28/08/2025
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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 six months.

This Statement of Information was prepared on: 09/02/2026 11:29



Property Type: House (Res)
Land Size: 141 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$750,000
Median Unit Price
 Year ending December 2025: \$660,000

Comparable Properties



2/5 Fiona Ct NARRE WARREN 3805 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 06/09/2025
Property Type: Townhouse (Res)



30 Infantry Way BERWICK 3806 (REI/VG)

Agent Comments



Price: \$659,000
Method: Private Sale
Date: 28/08/2025
Property Type: Townhouse (Single)
Land Size: 144 sqm approx

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 six months.

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