

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

114 Marisa Crescent, Berwick Vic 3806

Indicative selling price

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

Range between \$988,000 & \$1,080,000

Median sale price

Median price \$956,500 Property Type House Suburb Berwick

Period - From 01/01/2026 to 31/03/2026 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	18 Skyline Way BERWICK 3806	\$1,040,000	03/06/2026
2	3 Brennan Ct BERWICK 3806	\$1,010,000	03/06/2026
3	3 Fanfare Cl BERWICK 3806	\$1,000,000	31/03/2026

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:

05/06/2026 14:50

**Property Type:** House (Res)**Land Size:** 694 sqm approx

Agent Comments

Indicative Selling Price

\$988,000 - \$1,080,000

Median House Price

March quarter 2026: \$956,500

Comparable Properties

**18 Skyline Way BERWICK 3806 (REI)**

Agent Comments

**Price:** \$1,040,000**Method:** Private Sale**Date:** 03/06/2026**Property Type:** House**Land Size:** 608 sqm approx**3 Brennan Ct BERWICK 3806 (REI)**

Agent Comments

**Price:** \$1,010,000**Method:** Private Sale**Date:** 03/06/2026**Property Type:** House**Land Size:** 630 sqm approx**3 Fanfare Ct BERWICK 3806 (REI/VG)**

Agent Comments

**Price:** \$1,000,000**Method:** Private Sale**Date:** 31/03/2026**Property Type:** House (Res)**Land Size:** 709 sqm approx

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