

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

23 Marlesford Crescent, Berwick Vic 3806

Indicative selling price

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

Range between

\$1,050,000

&

\$1,115,000

Median sale price

Median price

\$960,000

Property Type

House

Suburb

Berwick

Period - From

01/10/2025

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	5 Milparinka Way BERWICK 3806	\$1,100,000	19/02/2026
2	5 Fairholme Blvd BERWICK 3806	\$1,052,000	02/02/2026
3	4 Furness Ct BERWICK 3806	\$1,080,000	02/12/2025

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:

25/03/2026 09:45



4 2 2

Property Type: House
Land Size: 648 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,115,000
Median House Price
December quarter 2025: \$960,000

Comparable Properties



5 Milparinka Way BERWICK 3806 (REI)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Private Sale
Date: 19/02/2026
Property Type: House
Land Size: 722 sqm approx



5 Fairholme Blvd BERWICK 3806 (REI)

Agent Comments

4 2 2

Price: \$1,052,000
Method: Private Sale
Date: 02/02/2026
Property Type: House (Res)
Land Size: 679 sqm approx



4 Furness Ct BERWICK 3806 (REI/VG)

Agent Comments

4 2 2

Price: \$1,080,000
Method: Private Sale
Date: 02/12/2025
Property Type: House
Land Size: 820 sqm approx