

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

1 OUTLOOK DRIVE 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

\$940,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,500

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

3 THIRLMERE COURT BERWICK VIC 3806	\$941,000	02-May-26
17 LODGE CRESCENT BERWICK VIC 3806	\$975,000	13-Dec-25
7 TILBA COURT BERWICK VIC 3806	\$992,500	09-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.~~

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3 THIRLMERE COURT BERWICK VIC 3806

4 2 2

Sold Price

^{RS} **\$941,000** Sold Date **02-May-26**

Distance **1.17km**



17 LODGE CRESCENT BERWICK VIC 3806

4 2 2

Sold Price

\$975,000 Sold Date **13-Dec-25**

Distance **1.31km**



7 TILBA COURT BERWICK VIC 3806

4 2 2

Sold Price

\$992,500 Sold Date **09-Jan-26**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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