

## 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

10A STRATHAVAN DRIVE BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

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

1/30 STRATHAVAN DRIVE BERWICK VIC 3806	\$620,000	26-Nov-25
2/16 CHIRNSIDE ROAD BERWICK VIC 3806	\$650,000	22-Dec-25
5/17-19 WILSON STREET BERWICK VIC 3806	\$630,000	21-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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**1/30 STRATHAVAN DRIVE  
 BERWICK VIC 3806**

 2  1  1

Sold Price **\$620,000** Sold Date **26-Nov-25**

Distance **0.21km**



**2/16 CHIRNSIDE ROAD BERWICK  
 VIC 3806**

 2  1  1

Sold Price **\$650,000** Sold Date **22-Dec-25**

Distance **0.19km**



**5/17-19 WILSON STREET BERWICK  
 VIC 3806**

 2  1  1

Sold Price **\$630,000** Sold Date **21-Jan-26**

Distance **2.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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