

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

2/5 NORHAM COURT 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Berwick

Period-from

01 Sep 2025

to

31 Aug 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

10A STRATHAVAN DRIVE BERWICK VIC 3806	\$535,000	19-Jun-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.

This Statement of Information was prepared on: 01 September 2026



10A STRATHAVAN DRIVE
BERWICK VIC 3806

 2  1  1

Sold Price ^{RS} \$535,000 Sold Date 19-Jun-26

Distance 0.8km

RS = Recent sale UN = Undisclosed Sale

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