

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

4 STURROCK 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

\$1,280,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2025

to

31 May 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

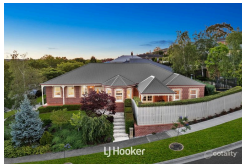
Date of sale

1 TEMORA RISE BERWICK VIC 3806	\$1,350,000	01-Feb-26
10 TELFORD DRIVE BERWICK VIC 3806	\$1,360,000	08-Apr-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: 26 June 2026



1 TEMORA RISE BERWICK VIC 3806

 4
  2
  2

Sold Price

\$1,350,000

Sold Date

01-Feb-26

Distance

0.61km


10 TELFORD DRIVE BERWICK VIC 3806

 4
  3
  2

Sold Price

^{RS} **\$1,360,000**

Sold Date

08-Apr-26

Distance

0.83km
RS = Recent sale

UN = Undisclosed Sale

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