

## 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

42 OUTLOOK 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

\$1,300,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2025

to

31 Jul 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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 5 ASCOT RISE BERWICK VIC 3806     | \$1,300,000 | 27-Mar-26 |
| 10 TELFORD DRIVE BERWICK VIC 3806 | \$1,360,000 | 08-Apr-26 |
| 11 BALFOUR COURT BERWICK VIC 3806 | \$1,425,000 | 06-Jul-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: 10 August 2026


**5 ASCOT RISE BERWICK VIC 3806**

Sold Price

**\$1,300,000**

Sold Date

**27-Mar-26**
 4

 2

 2

Distance

**1.33km**

**10 TELFORD DRIVE BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$1,360,000**

Sold Date

**08-Apr-26**
 4

 3

 2

Distance

**0.91km**

**11 BALFOUR COURT BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$1,425,000**

Sold Date

**06-Jul-26**
 4

 2

 2

Distance

**0.84km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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