

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

52 MOONDARRA 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

\$1,020,000

&

\$1,122,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,250

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

14 MOONDARRA DRIVE BERWICK VIC 3806	\$1,150,000	12-Mar-26
37 TOPTANI DRIVE NARRE WARREN SOUTH VIC 3805	\$1,035,000	03-Mar-26
3 FANFARE CLOSE BERWICK VIC 3806	\$1,000,000	09-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: 19 May 2026


14 MOONDARRA DRIVE BERWICK VIC 3806

Sold Price

^{RS}
\$1,150,000

Sold Date

12-Mar-26


Distance

0.4km

37 TOPTANI DRIVE NARRE WARREN SOUTH VIC 3805

Sold Price

\$1,035,000

Sold Date

03-Mar-26


Distance

1.43km

3 FANFARE CLOSE BERWICK VIC 3806

Sold Price

^{RS}
\$1,000,000

Sold Date

09-Apr-26


Distance

1.67km
RS = Recent sale

UN = Undisclosed Sale

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