

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

7 HARTSMERE 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,500

Property type

House

Suburb

Berwick

Period-from

01 Apr 2025

to

31 Mar 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

2 HAIR COURT BEACONSFIELD VIC 3807	\$925,000	02-Mar-26
40 SOHO BOULEVARD BERWICK VIC 3806	\$920,000	17-Dec-25

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: 23 April 2026



2 HAIR COURT BEACONSFIELD VIC 3807 Sold Price

RS

\$925,000

Sold Date **02-Mar-26**

 3  2  2

Distance **1.3km**


40 SOHO BOULEVARD BERWICK VIC 3806 Sold Price

\$920,000

Sold Date **17-Dec-25**

 3  2  2

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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