

## 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 MONARCH ROAD 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

\$930,000

&

\$990,000

### 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

6 MONARCH ROAD BERWICK VIC 3806	\$950,000	08-Dec-25
97 SKYLINE WAY BERWICK VIC 3806	\$970,000	28-Jan-26
113 VIEWGRAND DRIVE BERWICK VIC 3806	\$995,000	04-Mar-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: 08 April 2026



**6 MONARCH ROAD BERWICK VIC 3806**

Sold Price

**\$950,000**

Sold Date **08-Dec-25**

4 2 2

Distance **0.05km**



**97 SKYLINE WAY BERWICK VIC 3806**

Sold Price

**\$970,000**

Sold Date **28-Jan-26**

4 2 2

Distance **0.68km**



**113 VIEWGRAND DRIVE BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$995,000**

Sold Date **04-Mar-26**

4 2 2

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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