

## 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

2 SELBY COURT BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 28 SUNDIAL COURT BERWICK VIC 3806    | \$905,000 | 22-Apr-25 |
| 125 VIEWGRAND DRIVE BERWICK VIC 3806 | \$984,000 | 23-Apr-25 |
| 23 MURNDAL COURT BERWICK VIC 3806    | \$950,000 | 28-Apr-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: 18 June 2025

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### 28 SUNDIAL COURT BERWICK VIC 3806

Sold Price

**\$905,000**

Sold Date

**22-Apr-25**

 4

 2

 2

Distance

**0.79km**



### 125 VIEWGRAND DRIVE BERWICK VIC 3806

Sold Price

**\$984,000**

Sold Date

**23-Apr-25**

 4

 2

 2

Distance

**1.36km**



### 23 MURNDAL COURT BERWICK VIC 3806

Sold Price

**\$950,000**

Sold Date

**28-Apr-25**

 4

 2

 2

Distance

**1.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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