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 KIRKFELL COURT 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	House	Suburb	Berwick
Period-from	01 Nov 2024	to	31 Oct 2025	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
3 LEXCEN CLOSE BERWICK VIC 3806	$805,000	04-Sep-25
16 YATE MEWS BERWICK VIC 3806	$865,600	12-Oct-25
130 TELFORD DRIVE BERWICK VIC 3806	$875,000	08-Jul-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: 26 November 2025

OBrien Real Estate

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3 LEXCEN CLOSE BERWICK VIC 3806

3 2 2

Sold Price **$805,000** Sold Date **04-Sep-25**

Distance **0.79km**

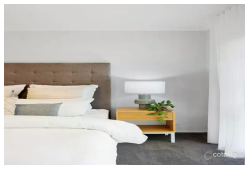


16 YATE MEWS BERWICK VIC 3806

3 2 1

Sold Price **$865,600** Sold Date **12-Oct-25**

Distance **1.15km**



130 TELFORD DRIVE BERWICK VIC 3806

3 2 2

Sold Price **$875,000** Sold Date **08-Jul-25**

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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