

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

1/16 CHIRNSIDE ROAD 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Berwick

Period-from

01 Dec 2024

to

30 Nov 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

45 STRATHAVAN DRIVE BERWICK VIC 3806	\$675,000	23-Jun-25
131/72 KANGAN DRIVE BERWICK VIC 3806	\$695,000	04-Aug-25
8/10-12 INNES COURT BERWICK VIC 3806	\$610,000	19-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: 11 December 2025



**45 STRATHAVAN DRIVE BERWICK
VIC 3806**

 3  1  2

Sold Price

\$675,000

Sold Date

23-Jun-25

Distance

0.29km



**131/72 KANGAN DRIVE BERWICK
VIC 3806**

 3  2  1

Sold Price

^{RS} **\$695,000** ^{UN}

Sold Date

04-Aug-25

Distance

0.68km



**8/10-12 INNES COURT BERWICK
VIC 3806**

 3  2  1

Sold Price

\$610,000

Sold Date

19-Jul-25

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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