

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

1/42 STRATHAVAN 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

\$580,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Berwick

Period-from

01 Aug 2024

to

31 Jul 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

3/61 STRATHAVAN DRIVE BERWICK VIC 3806	\$575,000	26-Aug-25
4/79 STRATHAVAN DRIVE BERWICK VIC 3806	\$545,000	12-Aug-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: 28 August 2025

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**3/61 STRATHAVAN DRIVE
BERWICK VIC 3806**

2 1 1

Sold Price ^{RS} **\$575,000** Sold Date **26-Aug-25**

Distance **0.07km**



**4/79 STRATHAVAN DRIVE
BERWICK VIC 3806**

2 1 1

Sold Price ^{RS} **\$545,000** Sold Date **12-Aug-25**

Distance **0.18km**

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

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