

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

1/73 CHEVIOT AVENUE 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

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

145/72 KANGAN DRIVE BERWICK VIC 3806	\$695,000	16-May-25
147/72 KANGAN DRIVE BERWICK VIC 3806	\$695,000	17-Mar-25
10/22 GOLF LINKS ROAD BERWICK VIC 3806	\$706,000	04-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: 20 August 2025



**145/72 KANGAN DRIVE BERWICK
VIC 3806**

3 2 1

Sold Price

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

Sold Date **16-May-25**

Distance **0.32km**



**147/72 KANGAN DRIVE BERWICK
VIC 3806**

3 2 1

Sold Price

Sold Date **17-Mar-25**

Distance **0.33km**



**10/22 GOLF LINKS ROAD
BERWICK VIC 3806**

3 2 2

Sold Price

^{RS} **\$706,000**

Sold Date **04-Jul-25**

Distance **1.04km**



**2/241 SOLDIERS ROAD
BEACONSFIELD VIC 3807**

4 3 2

Sold Price

^{RS} **\$730,000**

Sold Date **21-Jun-25**

Distance **1.15km**



**3/31 HOMESTEAD ROAD BERWICK
VIC 3806**

3 2 2

Sold Price

\$665,000

Sold Date **06-Apr-25**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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