

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 DULKARA PLACE 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

\$915,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2025

to

31 Jul 2026

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

2 MELALEUCA COURT BERWICK VIC 3806	\$870,000	02-Jun-26
27 YALDARA DRIVE BERWICK VIC 3806	\$878,000	17-Jul-26
6 STRINGYBARK COURT BERWICK VIC 3806	\$842,000	23-May-26

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: 27 August 2026



2 MELALEUCA COURT BERWICK VIC 3806

 3  2  2

Sold Price

\$870,000

Sold Date

02-Jun-26

Distance

0.53km



27 YALDARA DRIVE BERWICK VIC 3806

 3  2  2

Sold Price

\$878,000

Sold Date

17-Jul-26

Distance

0.73km



6 STRINGYBARK COURT BERWICK VIC 3806

 3  2  2

Sold Price

\$842,000

Sold Date

23-May-26

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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