

## 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 LENA COURT BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

10 CASHMERE CRESCENT BERWICK VIC 3806	\$950,000	22-Apr-25
56 ST BOSWELLS AVENUE BERWICK VIC 3806	\$980,000	25-May-25
125 VIEWGRAND DRIVE BERWICK VIC 3806	\$984,000	23-Apr-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: 17 June 2025



**10 CASHMERE CRESCENT  
BERWICK VIC 3806**

 4  2  3

Sold Price **\$950,000** Sold Date **22-Apr-25**

Distance **0.66km**



**56 ST BOSWELLS AVENUE  
BERWICK VIC 3806**

 5  2  2

Sold Price <sup>RS</sup> **\$980,000** <sup>UN</sup> Sold Date **25-May-25**

Distance **0.53km**



**125 VIEWGRAND DRIVE BERWICK  
VIC 3806**

 4  2  2

Sold Price **\$984,000** Sold Date **23-Apr-25**

Distance **1.31km**



**22 MARSH GROVE BERWICK VIC  
3806**

 4  2  2

Sold Price **\$1,008,000** Sold Date **26-Apr-25**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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