

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

13 HOWELL 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

\$990,000

&

\$1,089,000

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

5 CARA CRESCENT BERWICK VIC 3806

\$1,050,000

25-May-25

76 SCENIC DRIVE BEACONSFIELD VIC 3807

\$1,060,000

25-Jul-25

74 EDGBASTON CIRCUIT BERWICK VIC 3806

\$1,060,000

07-Jun-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: 19 August 2025

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5 CARA CRESCENT BERWICK VIC 3806

Sold Price

\$1,050,000

Sold Date

25-May-25

 4

 2

 2

Distance

0.53km



76 SCENIC DRIVE BEACONSFIELD VIC 3807

Sold Price

^{RS} **\$1,060,000**

Sold Date

25-Jul-25

 4

 2

 2

Distance

1.86km



74 EDGBASTON CIRCUIT BERWICK VIC 3806

Sold Price

\$1,060,000

Sold Date

07-Jun-25

 4

 2

 2

Distance

3.29km

RS = Recent sale

UN = Undisclosed Sale

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