

## 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

21 HOWELL DRIVE BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,035,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2025

to

31 Aug 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 18 SHANNON WAY BERWICK VIC 3806    | \$1,020,000 | 25-Jul-26 |
| 6 AYR COURT BERWICK VIC 3806       | \$1,000,000 | 03-Mar-26 |
| 15 WILLOWDENE WAY BERWICK VIC 3806 | \$960,000   | 16-Jul-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: 02 September 2026

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|                                                                                   |                                                                                                                                                                                                                                                             |            |                                              |           |                  |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------|-----------|------------------|
|  | <b>18 SHANNON WAY BERWICK VIC 3806</b>                                                                                                                                                                                                                      | Sold Price | <b>\$1,020,000</b>                           | Sold Date | <b>25-Jul-26</b> |
|                                                                                   |  4  2  2 |            |                                              | Distance  | <b>0.2km</b>     |
|  | <b>6 AYR COURT BERWICK VIC 3806</b>                                                                                                                                                                                                                         | Sold Price | <b>\$1,000,000</b>                           | Sold Date | <b>03-Mar-26</b> |
|                                                                                   |  3  1  2 |            |                                              | Distance  | <b>1.8km</b>     |
|  | <b>15 WILLOWDENE WAY BERWICK VIC 3806</b>                                                                                                                                                                                                                   | Sold Price | <sup>RS</sup> <b>\$960,000</b> <sup>UN</sup> | Sold Date | <b>16-Jul-26</b> |
|                                                                                   |  3  2  - |            |                                              | Distance  | <b>1.14km</b>    |

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

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