

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

25 Casey Drive, Berwick Vic 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,450,000

&

\$2,550,000

Median sale price

Median price \$880,000

Property Type House

Suburb Berwick

Period - From 04/09/2024

to

03/09/2025

Source Property Data

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 six 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
1	16 Casey Dr BERWICK 3806	\$3,000,168	15/04/2025
2			
3			

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 six months.~~

This Statement of Information was prepared on:

04/09/2025 17:53

25 Casey Drive, Berwick Vic 3806

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Indicative Selling Price
\$2,450,000 - \$2,550,000

Median House Price
04/09/2024 - 03/09/2025: \$880,000



 6  4  3

Property Type: House
Land Size: 4429 sqm approx
Agent Comments

Comparable Properties



16 Casey Dr BERWICK 3806 (REI/VG)

Agent Comments

 5  4  3

Price: \$3,000,168
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 4280 sqm approx

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 six months.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044