

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

4/79 STRATHAVAN 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jul 2024

to

30 Jun 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

2/4 GREENLAW CRESCENT BERWICK VIC 3806	\$538,000	22-Mar-25
2/95 OLD PRINCES HIGHWAY BEACONSFIELD VIC 3807	\$550,000	05-Feb-25
1/12-14 GOFF STREET BEACONSFIELD VIC 3807	\$530,000	21-May-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: 15 July 2025



2/4 GREENLAW CRESCENT BERWICK VIC 3806

2 1 1

Sold Price **\$538,000** Sold Date **22-Mar-25**

Distance **1.11km**



2/95 OLD PRINCES HIGHWAY BEACONSFIELD VIC 3807

2 1 1

Sold Price **\$550,000** Sold Date **05-Feb-25**

Distance **1.67km**



1/12-14 GOFF STREET BEACONSFIELD VIC 3807

2 1 1

Sold Price **\$530,000** Sold Date **21-May-25**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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