

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

6 SITTELLA 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

\$1,050,000

&

\$1,150,000

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

12-14 JERILDERIE DRIVE BERWICK VIC 3806	\$1,020,000	26-Aug-26
29-31 JERILDERIE DRIVE BERWICK VIC 3806	\$1,000,000	01-Jul-26
3 ARISTOTLE COURT NARRE WARREN VIC 3805	\$1,030,000	15-Apr-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: 03 September 2026



**12-14 JERILDERIE DRIVE BERWICK
VIC 3806**

Sold Price

^{RS}

\$1,020,000

Sold Date

26-Aug-26



4



2



2

Distance

0.72km



**29-31 JERILDERIE DRIVE BERWICK
VIC 3806**

Sold Price

\$1,000,000

Sold Date

01-Jul-26



4



2



2

Distance

0.78km



**3 ARISTOTLE COURT NARRE
WARREN VIC 3805**

Sold Price

\$1,030,000

Sold Date

15-Apr-26



4



2



2

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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