

# 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

97 Moondarra 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)

Range between

\$675,000

&

\$720,000

### Median sale price

Median price

\$880,000

Property Type

House

Suburb

Berwick

Period - From

27/01/2025

to

26/07/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3 Bronze Leaf Walk Narre Warren South VIC 3805	\$708,000	27/06/2025
27 Shanks Drive Berwick VIC 3806	\$697,000	11/07/2025
12 Sutton Rise Cranbourne North VIC 3977	\$712,000	25/05/2025

This Statement of Information was prepared on:

28/07/2025