

## 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

13A CASERTA 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

\$2,900,000

&

\$3,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2025

to

31 Jan 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

3A CASERTA DRIVE BERWICK VIC 3806	\$3,200,000	13-Oct-25
113B BUCHANAN ROAD BERWICK VIC 3806	\$3,100,000	08-Nov-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: 19 February 2026

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**3A CASERTA DRIVE BERWICK VIC 3806**

Sold Price

**\$3,200,000**

Sold Date

**13-Oct-25**

 4
  4
  6

Distance

**0.25km**



**113B BUCHANAN ROAD BERWICK VIC 3806**

Sold Price

**\$3,100,000**

Sold Date

**08-Nov-25**

 4
  4
  6

Distance

**1.47km**

RS = Recent sale

UN = Undisclosed Sale

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