

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

3 ALASTAIR 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

\$1,200,000

&

\$1,300,000

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

1 MAX DRIVE BERWICK VIC 3806	\$1,205,000	16-Jan-26
5 AITKEN COURT BERWICK VIC 3806	\$1,230,000	07-Nov-25
68 MONTBRAE CIRCUIT NARRE WARREN NORTH VIC 3804	\$1,260,000	28-Oct-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: 09 February 2026



1 MAX DRIVE BERWICK VIC 3806 Sold Price ^{RS} **\$1,205,000** ^{UN} Sold Date **16-Jan-26**
Distance **0.29km**

 4  2  2



5 AITKEN COURT BERWICK VIC 3806 Sold Price **\$1,230,000** Sold Date **07-Nov-25**
Distance **0.39km**

 4  2  2



68 MONTBRAE CIRCUIT NARRE WARREN NORTH VIC 3804 Sold Price **\$1,260,000** Sold Date **28-Oct-25**
Distance **1.55km**

 4  2  2

RS = Recent sale **UN** = Undisclosed Sale

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