

## 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

42 COOWARRA WAY 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

\$699,000

&

\$755,000

### 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

34 EUROA AVENUE BERWICK VIC 3806	\$705,000	10-Sep-25
3A MARYN CLOSE BERWICK VIC 3806	\$710,000	15-Oct-25
15 GUMNUT COURT BERWICK VIC 3806	\$743,100	03-Dec-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: 18 February 2026


**34 EUROA AVENUE BERWICK VIC  
3806**

Sold Price

**\$705,000**

Sold Date

**10-Sep-25**
 3
  1
  1

Distance

**1.39km**

**3A MARYN CLOSE BERWICK VIC  
3806**

Sold Price

**\$710,000**

Sold Date

**15-Oct-25**
 3
  1
  1

Distance

**1.13km**

**15 GUMNUT COURT BERWICK VIC  
3806**

Sold Price

**\$743,100**

Sold Date

**03-Dec-25**
 3
  1
  1

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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