

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

2/16 CHIRNSIDE ROAD 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,444

Property type

House

Suburb

Berwick

Period-from

01 Dec 2024

to

30 Nov 2025

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

1/42 STRATHAVAN DRIVE BERWICK VIC 3806	\$652,500	09-Sep-25
2/30 STRATHAVAN DRIVE BERWICK VIC 3806	\$618,000	23-Sep-25
2 EXELL MEWS BERWICK VIC 3806	\$642,000	13-Aug-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: 11 December 2025



**1/42 STRATHAVAN DRIVE
BERWICK VIC 3806**

 2  1  2

Sold Price **\$652,500** Sold Date **09-Sep-25**

Distance **0.29km**



**2/30 STRATHAVAN DRIVE
BERWICK VIC 3806**

 2  1  1

Sold Price **\$618,000** Sold Date **23-Sep-25**

Distance **0.23km**



2 EXELL MEWS BERWICK VIC 3806

 2  1  1

Sold Price **\$642,000** Sold Date **13-Aug-25**

Distance **1.85km**

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

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