

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

21 HOWELL 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

\$950,000

&

\$1,035,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2025

to

31 Aug 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

18 SHANNON WAY BERWICK VIC 3806	\$1,020,000	25-Jul-26
6 AYR COURT BERWICK VIC 3806	\$1,000,000	03-Mar-26
15 WILLOWDENE WAY BERWICK VIC 3806	\$960,000	16-Jul-26

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: 02 September 2026

Lincoln Scott
M 0423486285
E lincoln.scott@lincpropertyre.com.au

	18 SHANNON WAY BERWICK VIC 3806	Sold Price	\$1,020,000	Sold Date	25-Jul-26
	 4  2  2			Distance	0.2km
	6 AYR COURT BERWICK VIC 3806	Sold Price	\$1,000,000	Sold Date	03-Mar-26
	 3  1  2			Distance	1.8km
	15 WILLOWDENE WAY BERWICK VIC 3806	Sold Price	^{RS} \$960,000 ^{UN}	Sold Date	16-Jul-26
	 3  2  -			Distance	1.14km

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

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