

## 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

8 REID MEWS 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

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Berwick

Period-from

01 Apr 2025

to

31 Mar 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

2/79 STRATHAVAN DRIVE BERWICK VIC 3806	\$705,000	13-Feb-26
4 MANUKA ROAD BERWICK VIC 3806	\$695,000	21-Jan-26
44 INNES COURT BERWICK VIC 3806	\$686,000	25-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: 20 April 2026

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**2/79 STRATHAVAN DRIVE  
 BERWICK VIC 3806**

3 2 2

Sold Price **\$705,000** Sold Date **13-Feb-26**

Distance **0.46km**



**4 MANUKA ROAD BERWICK VIC  
 3806**

3 1 1

Sold Price **\$695,000** Sold Date **21-Jan-26**

Distance **1.99km**



**44 INNES COURT BERWICK VIC  
 3806**

3 2 2

Sold Price **\$686,000** Sold Date **25-Nov-25**

Distance **0.57km**

RS = Recent sale      UN = Undisclosed Sale

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