

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

4/55-57 STRATHAVAN 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

\$599,000

&

\$655,000

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

1/16 CHIRNSIDE ROAD BERWICK VIC 3806	\$670,000	22-Dec-25
4 MANUKA ROAD BERWICK VIC 3806	\$695,000	21-Jan-26
3 JANE STREET BERWICK VIC 3806	\$685,000	27-Jan-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: 28 April 2026

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**1/16 CHIRNSIDE ROAD BERWICK
VIC 3806**

3 1 1

Sold Price **\$670,000** Sold Date **22-Dec-25**

Distance **0.32km**



**4 MANUKA ROAD BERWICK VIC
3806**

3 1 1

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

Distance **1.55km**



**3 JANE STREET BERWICK VIC
3806**

3 1 1

Sold Price ^{RS} **\$685,000** Sold Date **27-Jan-26**

Distance **1.84km**

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

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