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<br>Including suburb and postcode | 63 SHELDON 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 | $1,280,000 | & | $1,380,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $880,000 | Property type | House | Suburb | Berwick |
| Period-from | 01 Oct 2024 | to | 30 Sep 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 |
|---|---|---|
| 32 CAMBRIDGE DRIVE BERWICK VIC 3806 | $1,278,000 | 07-Oct-25 |
| 78 RYELANDS DRIVE NARRE WARREN VIC 3805 | $1,300,000 | 02-Jul-25 |
| 22 KURANDA CRESCENT BERWICK VIC 3806 | $1,385,000 | 14-May-25 |

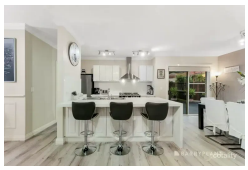
OR

**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: 14 October 2025

OBrien Real Estate

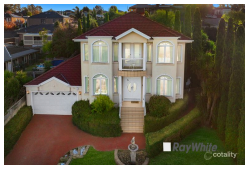
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**32 CAMBRIDGE DRIVE BERWICK VIC 3806**

4 2 2

Sold Price RS **$1,278,000** UN
Sold Date **07-Oct-25**
Distance **0.47km**



**78 RYELANDS DRIVE NARRE WARREN VIC 3805**

5 3 2

Sold Price **$1,300,000**
Sold Date **02-Jul-25**
Distance **0.91km**



**22 KURANDA CRESCENT BERWICK VIC 3806**

5 2 2

Sold Price **$1,385,000**
Sold Date **14-May-25**
Distance **0.91km**

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

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