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	5 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	House	Suburb	Berwick
Period-from	01 Feb 2025	to	31 Jan 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 MAX DRIVE BERWICK VIC 3806	$1,205,000	16-Jan-26
12 DALPURA COURT BERWICK VIC 3806	$1,070,000	09-Jan-26
64 QUARRY HILLS DRIVE BERWICK VIC 3806	$1,110,000	01-Dec-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.~~

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1 MAX DRIVE BERWICK VIC 3806

4 2 2

Sold Price RS **$1,205,000** UN

Sold Date **16-Jan-26**

Distance **0.12km**



12 DALPURA COURT BERWICK VIC 3806

4 2 2

Sold Price RS **$1,070,000**

Sold Date **09-Jan-26**

Distance **0.84km**



64 QUARRY HILLS DRIVE BERWICK VIC 3806

4 2 2

Sold Price **$1,110,000**

Sold Date **01-Dec-25**

Distance **1.77km**

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

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