Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	16 Lawrence Drive Berwick, 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$950,000 & $1,045,000

Median sale price

Median price	$905,000	Property Type	HOUSE	Suburb	BERWICK
Period - From	01-Feb-2025	to	31-Jan-2026	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	3 Denham Place, Berwick	$1,050,000	12-Feb-2026
2	4 Balfour Court, Berwick	$990,000	23-Feb-2026
3	13 Hibberd Court, Berwick	$1,030,000	04-Feb-2026

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