

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

3/14 OUTLOOK 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Berwick

Period-from

01 Jun 2025

to

31 May 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

4/14 OUTLOOK DRIVE BERWICK VIC 3806	\$760,000	17-Dec-25
2/9 OUTLOOK DRIVE BERWICK VIC 3806	\$810,000	30-Nov-25
54A GARDINER STREET BERWICK VIC 3806	\$780,000	21-Jun-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: 16 June 2026



**4/14 OUTLOOK DRIVE BERWICK
VIC 3806**

 3  2  2

Sold Price **\$760,000** Sold Date **17-Dec-25**

Distance **0km**



**2/9 OUTLOOK DRIVE BERWICK
VIC 3806**

 3  3  1

Sold Price **\$810,000** Sold Date **30-Nov-25**

Distance **0.08km**



**54A GARDINER STREET BERWICK
VIC 3806**

 3  2  2

Sold Price **\$780,000** Sold Date **21-Jun-25**

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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