

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

1/97 Strathavan Drive, Berwick Vic 3806

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$920,000 Property Type House Suburb Berwick

Period - From 01/04/2026 to 30/06/2026 Source REIV

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 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	24 Mccubbin Way BERWICK 3806	\$930,000	05/09/2026
2	13 Wilona Way BERWICK 3806	\$860,000	22/08/2026
3	18 Retreat Cirt BEACONSFIELD 3807	\$901,000	14/08/2026

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 six months.~~

This Statement of Information was prepared on:

19/09/2026 11:14



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
June quarter 2026: \$920,000

Comparable Properties



24 Mccubbin Way BERWICK 3806 (REI)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 05/09/2026
Property Type: House
Land Size: 650 sqm approx



13 Wilona Way BERWICK 3806 (REI)

Agent Comments



Price: \$860,000
Method: Auction Sale
Date: 22/08/2026
Property Type: House (Res)



18 Retreat Cirt BEACONSFIELD 3807 (REI)

Agent Comments



Price: \$901,000
Method: Private Sale
Date: 14/08/2026
Property Type: House
Land Size: 605 sqm approx

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188



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