

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

68-70 HARKAWAY ROAD 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

\$3,300,000

&

\$3,630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,250

Property type

House

Suburb

Berwick

Period-from

01 May 2025

to

30 Apr 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

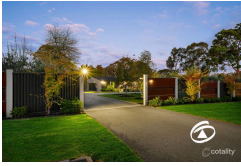
Date of sale

36-38 BEAUMONT ROAD BERWICK VIC 3806	\$3,450,000	25-May-25
10 PANORAMIC TERRACE BERWICK VIC 3806	\$3,650,888	19-Dec-25
13 NEWMAN COURT BERWICK VIC 3806	\$3,300,000	02-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: 07 May 2026



36-38 BEAUMONT ROAD BERWICK VIC 3806 Sold Price **\$3,450,000** Sold Date **25-May-25**

 4  2  2

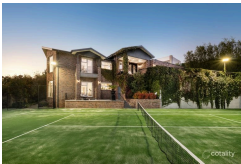
Distance **0.71km**



10 PANORAMIC TERRACE BERWICK VIC 3806 Sold Price ^{RS} **\$3,650,888** Sold Date **19-Dec-25**

 6  5  6

Distance **0.84km**



13 NEWMAN COURT BERWICK VIC 3806 Sold Price **\$3,300,000** Sold Date **02-May-25**

 5  5  3

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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