

## 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

10 LAKESIDE DRIVE BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2024

to

30 Jun 2025

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 125 VIEWGRAND DRIVE BERWICK VIC 3806   | \$984,000   | 23-Apr-25 |
| 20 DUKE STREET BERWICK VIC 3806        | \$960,000   | 06-Mar-25 |
| 11 MONTMORENCY AVENUE BERWICK VIC 3806 | \$1,040,000 | 03-Mar-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: 30 July 2025



**125 VIEWGRAND DRIVE BERWICK  
VIC 3806**

4 2 2

Sold Price

**\$984,000**

Sold Date

**23-Apr-25**

Distance

**0.47km**



**20 DUKE STREET BERWICK VIC  
3806**

4 2 2

Sold Price

**\$960,000**

Sold Date

**06-Mar-25**

Distance

**0.57km**



**11 MONTMORENCY AVENUE  
BERWICK VIC 3806**

4 2 2

Sold Price

**\$1,040,000**

Sold Date

**03-Mar-25**

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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