

## 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

2/14 OUTLOOK 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

\$780,000

&

\$840,000

### 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

1/17 RHEANVA STREET BERWICK VIC 3806	\$829,000	17-Mar-25
10 TEMORA RISE BERWICK VIC 3806	\$804,000	07-Feb-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: 23 July 2025


**1/17 RHEANVA STREET BERWICK  
VIC 3806**

Sold Price

**\$829,000**

Sold Date

**17-Mar-25**


Distance

**0.54km**

**10 TEMORA RISE BERWICK VIC  
3806**

Sold Price

**\$804,000**

Sold Date

**07-Feb-25**


Distance

**1.01km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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