

# 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

5 Montpelier Drive, Berwick, Vic 3806


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$1,275,000 & \$1,390,000

### Median sale price

Median price \$985,000 Property type *House* Suburb Berwick

Period - From 01/01/2026 to 31/03/2026 Source  PropTrack

### 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
10 Marbelia Drive, Berwick, VIC 3806	\$1,355,000	09/02/2026
7 Talinga Court, Berwick, VIC 3806	\$1,218,000	03/03/2026
5 Don Collins Way, Berwick, VIC 3806	\$1,260,000	28/10/2025

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: 10/04/2026