

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

53 HANCOCK DRIVE 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2024

to

30 Nov 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

6 COONEY CLOSE BERWICK VIC 3806	\$761,000	06-Jun-25
22 BALMACEDA COURT BERWICK VIC 3806	\$825,000	28-Jun-25
20 ST BOSWELLS AVENUE BERWICK VIC 3806	\$795,000	05-Jun-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: 01 December 2025



6 COONEY CLOSE BERWICK VIC 3806

Sold Price

\$761,000

Sold Date

06-Jun-25

 3

 2

 2

Distance

0.91km



22 BALMACEDA COURT BERWICK VIC 3806

Sold Price

\$825,000

Sold Date

28-Jun-25

 3

 2

 2

Distance

1.15km



20 ST BOSWELLS AVENUE BERWICK VIC 3806

Sold Price

\$795,000

Sold Date

05-Jun-25

 3

 2

 2

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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