

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

3/42 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Berwick

Period-from

01 Aug 2025

to

31 Jul 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

1/8 DUNNELL RISE BERWICK VIC 3806	\$890,000	30-May-26
1/151 HIGH STREET BERWICK VIC 3806	\$950,000	21-Apr-26

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: 13 August 2026



**1/8 DUNNELL RISE BERWICK VIC
3806**

Sold Price

^{RS} **\$890,000** Sold Date **30-May-26**

 4  3  2

Distance **1.65km**



**1/151 HIGH STREET BERWICK VIC
3806**

Sold Price

\$950,000 Sold Date **21-Apr-26**

 4  2  2

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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