

## 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

57 WHISTLER 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,175,000

&

\$1,275,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,500

Property type

House

Suburb

Berwick

Period-from

01 Apr 2025

to

31 Mar 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 MAX DRIVE BERWICK VIC 3806	1205000	16-Jan-26
5 AITKEN COURT BERWICK VIC 3806	1230000	07-Nov-25
5 SHELDON DRIVE BERWICK VIC 3806	1175000	17-Feb-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: 11 April 2026




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**1 MAX DRIVE BERWICK VIC 3806** Sold Price <sup>RS</sup> **1205000** <sup>UN</sup> Sold Date **16-Jan-26**  
 4  2  2 Distance **0.19km**






**5 AITKEN COURT BERWICK VIC 3806** Sold Price **1230000** Sold Date **07-Nov-25**  
 4  2  2 Distance **0.31km**



**5 SHELDON DRIVE BERWICK VIC 3806** Sold Price <sup>RS</sup> **1175000** Sold Date **17-Feb-26**  
 4  2  2 Distance **0.14km**



**20 GRENVILLE COURT BERWICK VIC 3806** Sold Price **1180000** Sold Date **01-Feb-26**  
 4  2  2 Distance **1.21km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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