

## 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

23 OCONNELL STREET 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2025

to

31 Jan 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 23 SAUL AVENUE BERWICK VIC 3806  | \$990,000 | 29-Aug-25 |
| 52 SAUL AVENUE BERWICK VIC 3806  | \$950,000 | 10-Feb-26 |
| 75 STREETON WAY BERWICK VIC 3806 | \$985,000 | 08-Oct-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: 14 February 2026

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**23 SAUL AVENUE BERWICK VIC 3806**

 4  2  2

Sold Price

**\$990,000**

Sold Date **29-Aug-25**

Distance

**0.9km**



**52 SAUL AVENUE BERWICK VIC 3806**

 5  2  2

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date **10-Feb-26**

Distance

**0.91km**



**75 STREETON WAY BERWICK VIC 3806**

 4  2  2

Sold Price

**\$985,000**

Sold Date **08-Oct-25**

Distance

**1.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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