

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

1 Bruce Court, Berwick Vic 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$920,000 Property Type House Suburb Berwick

Period - From 20/05/2025 to 19/05/2026 Source Property Data

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
1	15 Hartsmere Dr BERWICK 3806	\$845,000	02/05/2026
2	12 Pioneer Ct BERWICK 3806	\$840,000	20/04/2026
3	50 Earlsfield Dr BERWICK 3806	\$858,000	28/02/2026

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:

20/05/2026 11:18



Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

20/05/2025 - 19/05/2026: \$920,000

Comparable Properties



15 Hartsmere Dr BERWICK 3806 (REI)

Agent Comments



Price: \$845,000

Method: Private Sale

Date: 02/05/2026

Property Type: House

Land Size: 718 sqm approx



12 Pioneer Ct BERWICK 3806 (REI)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 20/04/2026

Property Type: House

Land Size: 610 sqm approx



50 Earlsfield Dr BERWICK 3806 (REI/VG)

Agent Comments



Price: \$858,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 622 sqm approx

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188



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