

## 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

127 MOONDARRA 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

\$930,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$912,500

Property type

House

Suburb

Berwick

Period-from

01 Jul 2025

to

30 Jun 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 5 CLOCKTOWER COURT BERWICK VIC 3806      | \$1,000,000 | 13-Mar-26 |
| 3 FANFARE CLOSE BERWICK VIC 3806         | \$1,000,000 | 31-Mar-26 |
| 42 WURUNDJERI BOULEVARD BERWICK VIC 3806 | \$1,013,000 | 10-Mar-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: 20 July 2026

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**5 CLOCKTOWER COURT BERWICK  
VIC 3806**

Sold Price

**\$1,000,000**

Sold Date

**13-Mar-26**



Distance

**1.11km**



**3 FANFARE CLOSE BERWICK VIC  
3806**

Sold Price

Sold Date

**31-Mar-26**



Distance

**1.13km**



**42 WURUNDJERI BOULEVARD  
BERWICK VIC 3806**

Sold Price

**\$1,013,000**

Sold Date

**10-Mar-26**



Distance

**1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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