

## 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

14 RUSSEL AVENUE 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

\$950,000

&

\$1,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 RUSSEL AVENUE BERWICK VIC 3806	\$997,000	17-Apr-25
32 BOURNEVALE DRIVE BERWICK VIC 3806	\$1,000,000	30-Jun-25
8 VISTA COURT BERWICK VIC 3806	\$1,035,000	29-Mar-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: 01 July 2025



## 5 RUSSEL AVENUE BERWICK VIC 3806

Sold Price

**\$997,000**

Sold Date

**17-Apr-25**



3



2



3

Distance

**0.11km**



## 32 BOURNEVALE DRIVE BERWICK VIC 3806

Sold Price

<sup>RS</sup> **\$1,000,000** <sup>UN</sup>

Sold Date

**30-Jun-25**



4



2



2

Distance

**0.72km**



## 8 VISTA COURT BERWICK VIC 3806

Sold Price

**\$1,035,000**

Sold Date

**29-Mar-25**



4



2



2

Distance

**0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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