

## 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 AYR COURT 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

&

\$1,045,000

### 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

8 VISTA COURT BERWICK VIC 3806	\$1,035,000	29-Mar-25
39 BALMAIN DRIVE BERWICK VIC 3806	\$1,015,000	02-Jul-25
15 HILLVIEW PLACE BERWICK VIC 3806	\$1,020,000	02-Feb-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: 08 July 2025



## 8 VISTA COURT BERWICK VIC 3806

4 2 2

Sold Price

**\$1,035,000**

Sold Date

**29-Mar-25**

Distance

**0.48km**



## 39 BALMAIN DRIVE BERWICK VIC 3806

4 2 2

Sold Price

<sup>RS</sup> **\$1,015,000**

Sold Date

**02-Jul-25**

Distance

**0.74km**



## 15 HILLVIEW PLACE BERWICK VIC 3806

4 2 2

Sold Price

**\$1,020,000**

Sold Date

**02-Feb-25**

Distance

**0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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