

## 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

2 DEBRA 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2024

to

31 Jul 2025

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 456 CENTRE ROAD BERWICK VIC 3806    | \$792,500 | 05-Jun-25 |
| 22 BALMACEDA COURT BERWICK VIC 3806 | \$825,000 | 11-Jul-25 |
| 15 SAINTLY GROVE BERWICK VIC 3806   | \$858,000 | 20-Jul-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: 20 August 2025



**456 CENTRE ROAD BERWICK VIC 3806**

Sold Price

**\$792,500**

Sold Date

**05-Jun-25**

 3

 2

 2

Distance

**0.15km**



**22 BALMACEDA COURT BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$825,000**

Sold Date

**11-Jul-25**

 3

 2

 2

Distance

**0.58km**



**15 SAINTLY GROVE BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$858,000** <sup>UN</sup>

Sold Date

**20-Jul-25**

 3

 2

 2

Distance

**0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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