

## 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

12 BALMACEDA COURT BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2024

to

31 Aug 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 22 BALMACEDA COURT BERWICK VIC 3806 | \$825,000 | 28-Jun-25 |
| 28 SUNDIAL COURT BERWICK VIC 3806   | \$905,000 | 22-Apr-25 |
| 12 SHARPE COURT BERWICK VIC 3806    | \$800,000 | 03-Sep-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: 05 September 2025



### 22 BALMACEDA COURT BERWICK VIC 3806

Sold Price

**\$825,000**

Sold Date

**28-Jun-25**
 3

 2

 2

Distance

**0.07km**


### 28 SUNDIAL COURT BERWICK VIC 3806

Sold Price

**\$905,000**

Sold Date

**22-Apr-25**
 4

 2

 2

Distance

**0.14km**


### 12 SHARPE COURT BERWICK VIC 3806

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**03-Sep-25**
 3

 2

 1

Distance

**0.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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