

## 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

18 ALBRECHT AVENUE 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

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 52 MELVILLE PARK DRIVE BERWICK VIC 3806 | \$942,000 | 26-Jul-25 |
| 1 GLENN ERIN WAY BERWICK VIC 3806       | \$920,000 | 29-Mar-25 |
| 7 LISSON COURT BERWICK VIC 3806         | \$950,000 | 28-Aug-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: 11 September 2025

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**52 MELVILLE PARK DRIVE  
BERWICK VIC 3806**

 3  2  3

Sold Price

<sup>RS</sup>

**\$942,000**

Sold Date

**26-Jul-25**

Distance

**1.42km**



**1 GLENN ERIN WAY BERWICK VIC  
3806**

 3  2  2

Sold Price

**\$920,000**

Sold Date

**29-Mar-25**

Distance

**1.8km**



**7 LISSON COURT BERWICK VIC  
3806**

 4  2  2

Sold Price

<sup>RS</sup>

**\$950,000**

Sold Date

**28-Aug-25**

Distance

**0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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