

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 EUROA AVENUE BERWICK VIC 3806

Indicative selling price

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

Single Price

or range
between

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2024

to

31 May 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

4 TAMBO WAY BERWICK VIC 3806	\$785,000	19-Mar-24
14 GINGHAM PLACE BERWICK VIC 3806	\$785,000	17-Mar-25
23 ADELONG COURT BERWICK VIC 3806	\$775,000	09-Sep-24

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: 27 June 2025



4 TAMBO WAY BERWICK VIC 3806 Sold Price **\$785,000** Sold Date **19-Mar-24**

 3  2  1

Distance **0.12km**



14 GINGHAM PLACE BERWICK VIC 3806 Sold Price Sold Date **17-Mar-25**

 3  2  1

Distance **0.25km**



23 ADELONG COURT BERWICK VIC 3806 Sold Price **\$775,000** Sold Date **09-Sep-24**

 3  2  1

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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