

## 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

22 CAMBRIDGE DRIVE 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

\$1,350,000

&

\$1,450,000

### 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

50 LEEMAK CRESCENT BERWICK VIC 3806

\$1,350,000

03-Apr-25

13 YALDARA DRIVE BERWICK VIC 3806

\$1,400,000

29-May-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: 09 July 2025

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**50 LEEMAK CRESCENT BERWICK  
VIC 3806**

Sold Price

**\$1,350,000**

Sold Date

**03-Apr-25**



4



3



2

Distance

**0.29km**



**13 YALDARA DRIVE BERWICK VIC  
3806**

Sold Price

<sup>RS</sup>

**\$1,400,000**

Sold Date

**29-May-25**



5



2



3

Distance

**1.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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