

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

37 Avebury Drive, Berwick Vic 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$990,000

&

\$1,089,000

Median sale price

Median price \$890,000

Property Type House

Suburb Berwick

Period - From 01/04/2024

to 31/03/2025

Source REIV

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 six 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
1	8 Vista Ct BERWICK 3806	\$1,035,000	08/04/2025
2	2 Glover Ct BERWICK 3806	\$1,051,000	08/04/2025
3	38 Avebury Dr BERWICK 3806	\$1,100,000	06/12/2024

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 six months.~~

This Statement of Information was prepared on:

08/05/2025 14:23



Property Type: House (Res)
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,089,000
Median House Price
Year ending March 2025: \$890,000

Comparable Properties



8 Vista Ct BERWICK 3806 (REI/VG)

Agent Comments



Price: \$1,035,000
Method: Private Sale
Date: 08/04/2025
Property Type: House
Land Size: 855 sqm approx



2 Glover Ct BERWICK 3806 (REI/VG)

Agent Comments



Price: \$1,051,000
Method: Private Sale
Date: 08/04/2025
Property Type: House
Land Size: 829 sqm approx



38 Avebury Dr BERWICK 3806 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 06/12/2024
Property Type: House
Land Size: 840 sqm approx

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