

## 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 BALFOUR COURT BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$1,160,000

&

\$1,240,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,500

Property type

House

Suburb

Berwick

Period-from

01 May 2025

to

30 Apr 2026

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

5 SHELDON DRIVE BERWICK VIC 3806	\$1,195,000	17-Feb-26
1 MAX DRIVE BERWICK VIC 3806	\$1,205,000	20-Dec-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.

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**5 SHELDON DRIVE BERWICK VIC 3806**

Sold Price

**\$1,195,000**

Sold Date

**17-Feb-26**

4 2 2

Distance

**0.7km**



**1 MAX DRIVE BERWICK VIC 3806**

Sold Price

**\$1,205,000**

Sold Date

**20-Dec-25**

4 2 2

Distance

**0.8km**

RS = Recent sale

UN = Undisclosed Sale

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