

## 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

14 PIONEER 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

\$870,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2025

to

28 Feb 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 4 EUSTON COURT BERWICK VIC 3806     | \$871,000 | 25-Oct-25 |
| 12 WARROCK COURT BERWICK VIC 3806   | \$885,000 | 23-Jan-26 |
| 18 ALBRECHT AVENUE BERWICK VIC 3806 | \$950,000 | 18-Oct-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: 05 March 2026



**4 EUSTON COURT BERWICK VIC 3806**

 3  2  2

Sold Price

**\$871,000**

Sold Date

**25-Oct-25**

Distance

**1.19km**



**12 WARROCK COURT BERWICK VIC 3806**

 3  2  3

Sold Price

<sup>RS</sup> **\$885,000**

Sold Date

**23-Jan-26**

Distance

**0.47km**



**18 ALBRECHT AVENUE BERWICK VIC 3806**

 3  2  2

Sold Price

**\$950,000**

Sold Date

**18-Oct-25**

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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