

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 CLAREMONT GLEN 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,444

Property type

House

Suburb

Berwick

Period-from

01 Dec 2024

to

30 Nov 2025

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

26 BLAKE STREET BERWICK VIC 3806	\$850,000	12-May-25
6 CLAREMONT GLEN BERWICK VIC 3806	\$905,000	11-Nov-25
75 HOMESTEAD ROAD BERWICK VIC 3806	\$910,000	15-Apr-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: 11 December 2025


26 BLAKE STREET BERWICK VIC 3806
 4  2  2

Sold Price

\$850,000

Sold Date

12-May-25

Distance

0.08km

6 CLAREMONT GLEN BERWICK VIC 3806
 4  2  2

Sold Price

^{RS} **\$905,000**

Sold Date

11-Nov-25

Distance

0.09km

75 HOMESTEAD ROAD BERWICK VIC 3806
 4  2  2

Sold Price

\$910,000

Sold Date

15-Apr-25

Distance

0.29km
RS = Recent sale

UN = Undisclosed Sale

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