

## 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

12 EUROA AVENUE 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2024

to

30 Sep 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 2 EUROA AVENUE BERWICK VIC 3806    | \$780,000 | 05-Jul-25 |
| 30 ALLUNGA PARADE BERWICK VIC 3806 | \$858,000 | 29-Jul-25 |
| 14 CAMIRA COURT BERWICK VIC 3806   | \$795,000 | 02-Jun-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: 29 October 2025

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## 2 EUROA AVENUE BERWICK VIC 3806

3 2 1

Sold Price **\$780,000** Sold Date **05-Jul-25**

Distance **0.06km**



## 30 ALLUNGA PARADE BERWICK VIC 3806

3 2 2

Sold Price **\$858,000** Sold Date **29-Jul-25**

Distance **0.14km**



## 14 CAMIRA COURT BERWICK VIC 3806

3 2 2

Sold Price **\$795,000** Sold Date **02-Jun-25**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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