

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

36 ALBRECHT AVENUE 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2025

to

31 Aug 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

114 MARISA CRESCENT BERWICK VIC 3806	\$975,000	26-Aug-26
19 CHARLES CONDER PLACE BERWICK VIC 3806	\$946,000	21-Aug-26
34 EDGBASTON CIRCUIT BERWICK VIC 3806	\$927,000	17-Jul-26

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 September 2026



114 MARISA CRESCENT BERWICK VIC 3806

4 2 2

Sold Price

^{RS}

\$975,000

Sold Date **26-Aug-26**

Distance **0.73km**



19 CHARLES CONDER PLACE BERWICK VIC 3806

4 2 2

Sold Price

\$946,000

Sold Date **21-Aug-26**

Distance **0.43km**



34 EDGBASTON CIRCUIT BERWICK VIC 3806

4 2 2

Sold Price

\$927,000

Sold Date **17-Jul-26**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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