

## 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

27 MELVILLE PARK DRIVE 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

\$1,000,000

&

\$1,100,000

### 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 80 GRICES ROAD BERWICK VIC 3806         | \$1,028,000 | 01-Sep-26 |
| 12-14 JERILDERIE DRIVE BERWICK VIC 3806 | \$1,020,000 | 26-Aug-26 |
| 18 SHANNON WAY BERWICK VIC 3806         | \$1,005,000 | 25-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: 09 September 2026


**80 GRICES ROAD BERWICK VIC 3806**

 Sold Price <sup>RS</sup> **\$1,028,000** Sold Date **01-Sep-26**
 4  2  2

 Distance **4.21km**

**12-14 JERILDERIE DRIVE BERWICK VIC 3806**

 Sold Price <sup>RS</sup> **\$1,020,000** Sold Date **26-Aug-26**
 4  2  2

 Distance **3.59km**

**18 SHANNON WAY BERWICK VIC 3806**

 Sold Price **\$1,005,000** Sold Date **25-Jul-26**
 4  2  2

 Distance **1.15km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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