

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

3/151 HIGH STREET 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

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Berwick

Period-from

01 Sep 2024

to

31 Aug 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

1/155 HIGH STREET BERWICK VIC 3806	\$740,000	02-Apr-24
4/183 HIGH STREET BERWICK VIC 3806	\$777,000	13-May-25
3/53 ELGIN STREET BERWICK VIC 3806	\$810,000	24-Sep-24

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: 18 September 2025

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**1/155 HIGH STREET BERWICK VIC
3806**

Sold Price

\$740,000

Sold Date **02-Apr-24**

 3  2  2

Distance **0.04km**



**4/183 HIGH STREET BERWICK VIC
3806**

Sold Price

\$777,000

Sold Date **13-May-25**

 3  2  2

Distance **0.4km**



**3/53 ELGIN STREET BERWICK VIC
3806**

Sold Price

\$810,000

Sold Date **24-Sep-24**

 3  2  2

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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