

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

3/201 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Berwick

Period-from

01 Aug 2024

to

31 Jul 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

26/6 MELVILLE PARK DRIVE BERWICK VIC 3806	\$580,000	07-Apr-25
119/6 MELVILLE PARK DRIVE BERWICK VIC 3806	\$590,000	21-Mar-25
193/72 KANGAN DRIVE BERWICK VIC 3806	-	20-May-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: 12 August 2025

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**26/6 MELVILLE PARK DRIVE
BERWICK VIC 3806**

 2  1  1

Sold Price

\$580,000

Sold Date **07-Apr-25**

Distance **0.65km**



**119/6 MELVILLE PARK DRIVE
BERWICK VIC 3806**

 2  1  1

Sold Price

\$590,000

Sold Date **21-Mar-25**

Distance **0.65km**



**193/72 KANGAN DRIVE BERWICK
VIC 3806**

 2  2  1

Sold Price

^{RS} ^{UN}
-

Sold Date **20-May-25**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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