

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

3/51 PEEL 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

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Berwick

Period-from

01 Nov 2024

to

31 Oct 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

3/151 HIGH STREET BERWICK VIC 3806	\$780,000	13-Oct-25
3/12-14 HARKAWAY ROAD BERWICK VIC 3806	\$780,000	23-Sep-25
1/1 DERWENT COURT BERWICK VIC 3806	\$790,000	03-Oct-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: 17 November 2025

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3/151 HIGH STREET BERWICK VIC 3806

3 2 2

Sold Price

^{RS} **\$780,000**

Sold Date

13-Oct-25

Distance

0.68km



3/12-14 HARKAWAY ROAD BERWICK VIC 3806

3 2 2

Sold Price

\$780,000

Sold Date

23-Sep-25

Distance

0.7km



1/1 DERWENT COURT BERWICK VIC 3806

3 2 2

Sold Price

\$790,000

Sold Date

03-Oct-25

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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