

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

4/17-19 WILSON 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Berwick

Period-from

01 Oct 2024

to

30 Sep 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

2/24-26 BRISBANE STREET BERWICK VIC 3806	\$600,000	04-Sep-25
1/47-49 PEEL STREET BERWICK VIC 3806	\$618,000	30-Jul-25
1/3 RUTLAND ROAD BERWICK VIC 3806	\$660,000	04-Dec-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: 14 October 2025

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**2/24-26 BRISBANE STREET
BERWICK VIC 3806**

 1  1  1

Sold Price **\$600,000** Sold Date **04-Sep-25**

Distance **0.25km**



**1/47-49 PEEL STREET BERWICK
VIC 3806**

 2  1  1

Sold Price **\$618,000** Sold Date **30-Jul-25**

Distance **0.33km**



**1/3 RUTLAND ROAD BERWICK VIC
3806**

 2  1  1

Sold Price **\$660,000** Sold Date **04-Dec-24**

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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