

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

4/64 GLOUCESTER AVENUE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Berwick

Period-from

01 Jul 2025

to

30 Jun 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

1/151 HIGH STREET BERWICK VIC 3806	\$950,000	21-Apr-26
4/11 CHURCH STREET BERWICK VIC 3806	\$965,000	21-Mar-26
1/11 GARDINER STREET BERWICK VIC 3806	\$940,000	04-May-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: 21 July 2026



1/151 HIGH STREET BERWICK VIC 3806

 4  2  2

Sold Price

\$950,000

Sold Date

21-Apr-26

Distance

1km



4/11 CHURCH STREET BERWICK VIC 3806

 3  2  2

Sold Price

\$965,000

Sold Date

21-Mar-26

Distance

1.09km



1/11 GARDINER STREET BERWICK VIC 3806

 3  2  1

Sold Price

\$940,000

Sold Date

04-May-26

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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