

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

63 Peel Street, Berwick Vic 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$920,000 & \$1,012,000

Median sale price

Median price \$901,750 Property Type House Suburb Berwick

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 six 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	37 Melville Park Dr BERWICK 3806	\$1,006,000	14/06/2025
2	29 Brisbane St BERWICK 3806	\$1,150,000	09/06/2025
3	10 Paddington Tce BERWICK 3806	\$1,250,000	02/06/2025

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 six months.~~

This Statement of Information was prepared on:

19/07/2025 10:14



Property Type: House (Previously Occupied - Detached)
Land Size: 831 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$920,000 - \$1,012,000
Median House Price
Year ending June 2025: \$901,750

Comparable Properties



37 Melville Park Dr BERWICK 3806 (REI)

[Agent Comments](#)



Price: \$1,006,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 890 sqm approx



29 Brisbane St BERWICK 3806 (REI)

[Agent Comments](#)



Price: \$1,150,000
Method: Private Sale
Date: 09/06/2025
Property Type: House



10 Paddington Tce BERWICK 3806 (REI)

[Agent Comments](#)



Price: \$1,250,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 457 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000