

# 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](http://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



3   2   2

**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](#)

3   2   2

**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](#)

3   1   2

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



**10 Paddington Tce BERWICK 3806 (REI)**

[Agent Comments](#)

3   2   2

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