

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

4/25-27 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Berwick

Period-from

01 Mar 2025

to

28 Feb 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

2/1 MILLER STREET BERWICK VIC 3806	\$700,000	09-Nov-25
6/17 GLOUCESTER AVENUE BERWICK VIC 3806	\$730,000	13-Feb-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.

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2/1 MILLER STREET BERWICK VIC 3806

Sold Price

\$700,000

Sold Date **09-Nov-25**

 2  1  1

Distance **0.18km**



6/17 GLOUCESTER AVENUE BERWICK VIC 3806

Sold Price

^{RS} **\$730,000**

Sold Date **13-Feb-26**

 2  1  2

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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