

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 EXELL MEWS 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

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Berwick

Period-from

01 Jun 2025

to

31 May 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

6 EXELL MEWS BERWICK VIC 3806	\$840,000	02-Jun-26
3/8 CASTLEGATE PLACE BERWICK VIC 3806	\$815,000	20-Feb-26
4/2 ALLAN STREET BERWICK VIC 3806	\$805,000	11-Apr-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: 11 June 2026



6 EXELL MEWS BERWICK VIC 3806 Sold Price ^{RS} **\$840,000** Sold Date **02-Jun-26**

3 2 1

Distance **0.02km**



3/8 CASTLEGATE PLACE BERWICK VIC 3806 Sold Price **\$815,000** Sold Date **20-Feb-26**

3 2 2

Distance **0.65km**



4/2 ALLAN STREET BERWICK VIC 3806 Sold Price ^{RS} **\$805,000** ^{UN} Sold Date **11-Apr-26**

3 2 2

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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