

## 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

3/7 CASTLEGATE PLACE BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$920,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2025

to

31 Aug 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 |
| 15 WILLOWDENE WAY BERWICK VIC 3806 | \$960,000 | 16-Jul-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: 17 September 2026



**1/151 HIGH STREET BERWICK VIC 3806**

Sold Price

**\$950,000**

Sold Date

**21-Apr-26**



4



2



2

Distance

**0.8km**



**15 WILLOWDENE WAY BERWICK VIC 3806**

Sold Price

<sup>RS</sup>**\$960,000**<sup>UN</sup>

Sold Date

**16-Jul-26**



3



2



-

Distance

**1.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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