

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 \$880,000

&

\$968,000

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	4 Margaret St BERWICK 3806	\$920,000	31/07/2025
2	29 Brisbane St BERWICK 3806	\$1,150,000	09/06/2025
3	5 Russel Av BERWICK 3806	\$997,000	08/05/2025

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:

04/08/2025 10:28



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$880,000 - \$968,000

Median House Price

Year ending June 2025: \$901,750

Comparable Properties



4 Margaret St BERWICK 3806 (REI)

Agent Comments

3 1 1

Price: \$920,000

Method: Private Sale

Date: 31/07/2025

Property Type: House

Land Size: 951 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



5 Russel Av BERWICK 3806 (REI/VG)

Agent Comments

3 2 2

Price: \$997,000

Method: Private Sale

Date: 08/05/2025

Property Type: House

Land Size: 840 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000