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	3/151 HIGH 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	$715,000	&	$786,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	House	Suburb	Berwick
Period-from	01 Sep 2024	to	31 Aug 2025	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
4/183 HIGH STREET BERWICK VIC 3806	$777,000	13-May-25
1/103 HIGH STREET BERWICK VIC 3806	$780,000	23-Apr-25
6/59 FAIRHOLME BOULEVARD BERWICK VIC 3806	$740,000	17-May-25

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: 30 September 2025

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4/183 HIGH STREET BERWICK VIC 3806

3 2 2

Sold Price **$777,000** Sold Date **13-May-25**

Distance **0.4km**



1/103 HIGH STREET BERWICK VIC 3806

3 2 2

Sold Price **$780,000** Sold Date **23-Apr-25**

Distance **0.66km**



6/59 FAIRHOLME BOULEVARD BERWICK VIC 3806

3 2 2

Sold Price **$740,000** Sold Date **17-May-25**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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