

## 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

23 INSIGNIA CRESCENT 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

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

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

84 WINTERSUN ROAD BERWICK VIC 3806	\$670,000	20-May-26
12 GINGHAM PLACE BERWICK VIC 3806	\$680,000	30-May-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: 09 June 2026


**84 WINTERSUN ROAD BERWICK  
VIC 3806**

Sold Price

<sup>RS</sup>
**\$670,000**

 Sold Date **20-May-26**
 2
  1
  1

 Distance **1.77km**

**12 GINGHAM PLACE BERWICK VIC  
3806**

Sold Price

<sup>RS</sup>
**\$680,000**

 Sold Date **30-May-26**
 2
  1
  1

 Distance **1.12km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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