Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offe	ered for	sale									
Address Including suburb and postcode		23 Platoon Crescent, Berwick Vic 3806									
Indicative se	lling pri	ice									
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)											
Sin	\$-			or range between \$800,000				&	\$860,000		
Median sale price											
Median price	\$881,944			Prop	House	ouse S		Suburb	Berwick		
Period - From Nov 2024 to Oct 2025 Source http							ps://www.re	/www.realestate.com.au/vic/berwick-3806/			
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									Pri	ce	Date of sale
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.											
• Bra	and New F	^o roperty									
	This Statement of Information was prepared on: 19/11/25										

