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	12 GINGHAM PLACE 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	$630,000	&	$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$908,250	Property type	House	Suburb	Berwick
Period-from	01 May 2025	to	30 Apr 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
13 ILLOWRA COURT BERWICK VIC 3806	$720,000	19-Feb-26
47-49 LEONARD AVENUE BERWICK VIC 3806	$685,000	17-Dec-25
13B LINLITHGOW COURT NARRE WARREN VIC 3805	$682,000	17-Feb-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: 25 May 2026

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13 ILLOWRA COURT BERWICK VIC 3806

2 2 1

Sold Price RS $720,000 Sold Date 19-Feb-26

Distance 0.45km



47-49 LEONARD AVENUE BERWICK VIC 3806

2 2 1

Sold Price $685,000 Sold Date 17-Dec-25

Distance 0.81km



13B LINLITHGOW COURT NARRE WARREN VIC 3805

2 1 1

Sold Price $682,000 Sold Date 17-Feb-26

Distance 1.54km

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

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