

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

1/45 PARRAMATTA ROAD WERRIBEE VIC 3030

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

\$475,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Aug 2024

to

31 Jul 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

1/13 WHIMBREL COURT WERRIBEE VIC 3030	\$485,000	25-Jul-25
9/15A HOOKER ROAD WERRIBEE VIC 3030	\$492,000	03-Jul-25
1/86 HOGANS ROAD HOPPERS CROSSING VIC 3029	\$490,000	04-Jul-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: 07 August 2025



**1/13 WHIMBREL COURT WERRIBEE
VIC 3030**

3 1 1

Sold Price

^{RS} **\$485,000**

Sold Date

25-Jul-25

Distance

1.34km



**9/15A HOOKER ROAD WERRIBEE
VIC 3030**

3 1 2

Sold Price

^{RS} **\$492,000**

Sold Date

03-Jul-25

Distance

1.74km



**1/86 HOGANS ROAD HOPPERS
CROSSING VIC 3029**

3 1 2

Sold Price

\$490,000

Sold Date

04-Jul-25

Distance

4.14km

RS = Recent sale

UN = Undisclosed Sale

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