

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

1/54 EDGAR STREET 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

\$425,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

3/23 EDGAR STREET WERRIBEE VIC 3030	\$425,000	04-Feb-25
1/61 HIGH STREET WERRIBEE VIC 3030	\$455,000	19-Mar-25
1/2 WEEDEN DRIVE WERRIBEE VIC 3030	\$450,000	20-Jan-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: 11 April 2025



**3/23 EDGAR STREET WERRIBEE
VIC 3030**

Sold Price **\$425,000** Sold Date **04-Feb-25**

2 1 2

Distance **0.24km**



**1/61 HIGH STREET WERRIBEE VIC
3030**

Sold Price **\$455,000** Sold Date **19-Mar-25**

3 1 1

Distance **1.36km**



**1/2 WEEDEN DRIVE WERRIBEE VIC
3030**

Sold Price **\$450,000** Sold Date **20-Jan-25**

2 1 -

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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