

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 KOOKABURRA AVENUE 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

\$549,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,500

Property type

Unit

Suburb

Werribee

Period-from

01 May 2024

to

30 Apr 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

2/53 MARGARET STREET WERRIBEE VIC 3030	\$550,000	05-Mar-25
1/76 PURCHAS STREET WERRIBEE VIC 3030	\$525,000	27-Jan-25
41 RETFORD CLOSE WERRIBEE VIC 3030	\$557,000	06-Feb-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: 26 May 2025



**2/53 MARGARET STREET
WERRIBEE VIC 3030**

3 2 2

Sold Price **\$550,000** Sold Date **05-Mar-25**

Distance **1.66km**



**1/76 PURCHAS STREET WERRIBEE
VIC 3030**

3 2 2

Sold Price ^{RS} **\$525,000** Sold Date **27-Jan-25**

Distance **1.9km**



**41 RETFORD CLOSE WERRIBEE
VIC 3030**

3 2 1

Sold Price **\$557,000** Sold Date **06-Feb-25**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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