

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

1/7 Malven Close, 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Land

Suburb

Werribee

Period-from

01 Jul 2025

to

30 Jun 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

1/44 ROWES ROAD WERRIBEE VIC 3030	\$560,000	09-Apr-26
119A MARKET ROAD WERRIBEE VIC 3030	\$580,000	01-Jun-26
6 MEEK STREET WERRIBEE VIC 3030	\$585,000	30-Apr-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: 29 July 2026



1/44 ROWES ROAD WERRIBEE VIC 3030 Sold Price **\$560,000** Sold Date **09-Apr-26**

 3  2  1

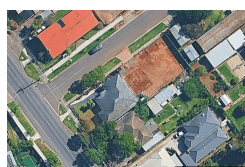
Distance **0.32km**



119A MARKET ROAD WERRIBEE VIC 3030 Sold Price **\$580,000** Sold Date **01-Jun-26**

 3  2  1

Distance **1.76km**



6 MEEK STREET WERRIBEE VIC 3030 Sold Price **\$585,000** Sold Date **30-Apr-25**

 3  2  1

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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