

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for Address Including suburb and postcode		ue Werribee VIC 30	30		
Indicative selling p	rice				
For the meaning of this p	rice see consumer.vi	c.gov.au/underquoti	ng (*Delete single p	rice or range as	applicable)
Single price		or range between	\$695,000	&	\$760,000
Median sale price (*Delete house or unit as Median price Period - From	\$620,000	*House X *U		urb Werribee re Logic	

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 10 GAMESLEY AVENUE WERRIBEE VIC 3030	\$745,000	02-Jul-25
2. 16 TOTTERDOWN WAY VIC 3030	\$700,000	16-Sep-25
3. 9 SHOWBRIDGE WAY WERRIBEE VIC 3030	\$750,000	29-Oct-25

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 six months.

Property data source: Corelogic.com.au. Generated on 18/11/2025