

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

14 Galvin Road, Werribee Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Werribee

Period - From

01/10/2024

to

31/12/2024

Source

REIV

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 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	6 Galvin Rd WERRIBEE 3030	\$432,500	23/12/2024
2	10 Illawong Gr WERRIBEE 3030	\$538,000	16/12/2024
3	24 Duke St WERRIBEE 3030	\$600,000	08/10/2024

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 six months.~~

This Statement of Information was prepared on:

27/02/2025 17:24



Property Type:
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median House Price
December quarter 2024: \$600,000

Comparable Properties



6 Galvin Rd WERRIBEE 3030 (REI)



Price: \$432,500
Method: Private Sale
Date: 23/12/2024
Property Type: Land
Land Size: 604 sqm approx

Agent Comments
Vacant Land ...Similar size.



10 Illawong Gr WERRIBEE 3030 (REI/VG)



Price: \$538,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 576 sqm approx

Agent Comments
Similar size land. Home in much better condition.



24 Duke St WERRIBEE 3030 (VG)



Price: \$600,000
Method: Sale
Date: 08/10/2024
Property Type: House (Res)
Land Size: 1054 sqm approx

Agent Comments
Vacant Land ... Much larger by 400m2