

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

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			Sections 47	AF of the <i>Est</i>	ate Agents Act 1
Property offered fo	r sale				
Address Including suburb and postcode	16 Albatross Avenue, Werribee				
Indicative selling p	rice				
For the meaning of this p	rice see consumer.vi	ic.gov.au/underquoti	ng (*Delete singl	e price or range	as applicable)
Single price		or range between	\$680,000	&	\$720,000
Median sale price (*Delete house or unit as  Median price	, ,	*House X *Un	it S	Suburb WERRIB	
Period - From		Nov 2025	Source RE		
Comparable prope	rty sales				
	nree properties sold v agent's representativ				
Address of comparable property				Price	Date of sale
48 Tarneit Road, Werribee				\$667,429	13 <sup>th</sup> Oct 2025
6 Jellicoe Street, Werribee				\$720,000	12 <sup>th</sup> Aug 2025
14 Railway Street, Werribee				\$688,000	6 <sup>th</sup> Nov 2025

Property data source: Corelogic.com.au. Generated on 11th November 2025.