

## 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

18 PRIYA STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Werribee

Period-from

01 May 2025

to

30 Apr 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

2 PRIYA STREET WERRIBEE VIC 3030	\$599,000	11-Feb-26
8 PRIYA STREET WERRIBEE VIC 3030	\$695,000	30-Jun-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: 06 May 2026


**2 PRIYA STREET WERRIBEE VIC  
3030**

 Sold Price **\$599,000** Sold Date **11-Feb-26**
 3  2  -

 Distance **0.05km**

**8 PRIYA STREET WERRIBEE VIC  
3030**

 Sold Price **\$695,000** Sold Date **30-Jun-25**
 3  2  2

 Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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