

## 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

2/141-143 PRINCES HIGHWAY 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

\$550,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$449,500

Property type

Unit

Suburb

Werribee

Period-from

01 Feb 2025

to

31 Jan 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

2/15 COTTRELL STREET WERRIBEE VIC 3030	\$570,000	21-Nov-25
12B BRANTON ROAD HOPPERS CROSSING VIC 3029	\$585,000	06-Nov-25
1/29 SYMONS AVENUE HOPPERS CROSSING VIC 3029	\$605,000	26-Nov-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: 04 February 2026



**2/15 COTTRELL STREET WERRIBEE VIC 3030** Sold Price

**\$570,000** Sold Date **21-Nov-25**

 3  2  1

Distance **2.13km**



**12B BRANTON ROAD HOPPERS CROSSING VIC 3029** Sold Price

**RS \$585,000** Sold Date **06-Nov-25**

 3  2  1

Distance **2.53km**



**1/29 SYMONS AVENUE HOPPERS CROSSING VIC 3029** Sold Price

**RS \$605,000** Sold Date **26-Nov-25**

 3  2  1

Distance **3.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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