

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

2/16 GRAZIER COURT WERRIBEE VIC 3030

Indicative selling price

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

Single Price

or range
between

\$449,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$433,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2024

to

31 Oct 2025

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

2/39 SONGLARK CRESCENT WERRIBEE VIC 3030	\$450,000	01-Sep-25
15/22 VENTOSA WAY WERRIBEE VIC 3030	\$449,000	04-Sep-25
1/29 TYRONE STREET WERRIBEE VIC 3030	\$485,000	19-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: 21 November 2025



**2/39 SONGLARK CRESCENT
WERRIBEE VIC 3030**

 2  1  1

Sold Price

^{RS}

\$450,000

Sold Date

01-Sep-25

Distance

0.84km



**15/22 VENTOSA WAY WERRIBEE
VIC 3030**

 2  1  1

Sold Price

\$449,000

Sold Date

04-Sep-25

Distance

0.85km



**1/29 TYRONE STREET WERRIBEE
VIC 3030**

 2  1  1

Sold Price

\$485,000

Sold Date

19-Jun-25

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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