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 Beverstone Place, Werribee Vic 3030

Indicative selling price

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

Single Price	$550,000		

Median sale price

Median price	$650,000	Property Type	House	Suburb	Werribee
Period - From	13/02/2025	to	12/02/2026	Source	Property Data

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	112 Walls Rd WERRIBEE 3030	$590,000	12/12/2025
2	129 Flemington Cr WERRIBEE 3030	$605,000	27/11/2025
3	68 Walls Rd WERRIBEE 3030	$610,000	09/11/2025

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: 13/02/2026 17:10

2 Beverstone Place, Werribee Vic 3030

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3 1 2

Rooms: 5
Property Type: House (Res)
Agent Comments

Indicative Selling Price
$550,000
Median House Price
13/02/2025 - 12/02/2026: $650,000

Comparable Properties



112 Walls Rd WERRIBEE 3030 (REI/VG)

3 1 4

Price: $590,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 449 sqm approx

Agent Comments

129 Flemington Cr WERRIBEE 3030 (REI/VG)

4 1 1

Price: $605,000
Method: Private Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 533 sqm approx

Agent Comments



68 Walls Rd WERRIBEE 3030 (VG)

3 - -

Price: $610,000
Method: Sale
Date: 09/11/2025
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments

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