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 CENTENARY CRESCENT 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	$630,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	House	Suburb	Werribee
Period-from	01 Jul 2025	to	30 Jun 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
139 SHAWS ROAD WERRIBEE VIC 3030	$610,000	23-May-26
28 CENTENARY CRESCENT WERRIBEE VIC 3030	$620,000	22-Feb-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.

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139 SHAWS ROAD WERRIBEE VIC 3030

3 2 2

Sold Price **$610,000** Sold Date **23-May-26**

Distance **0.04km**



28 CENTENARY CRESCENT WERRIBEE VIC 3030

3 1 4

Sold Price **$620,000** Sold Date **22-Feb-25**

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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