

## 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 Lyall Drive, Werribee, VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$950,000

&

\$1,000,000

### Median sale price

Median price

\$660,000

Property Type

House

Suburb

Werribee (3030)

Period - From

01/08/2025

to

31/07/2026

Source

Cotality

### Comparable property sales

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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 |
|---------------------------------------|-------------|--------------|
| 39 WESTLEIGH DRIVE, WERRIBEE VIC 3030 | \$975,000   | 10/11/2025   |
| 2 COULTON COURT, WERRIBEE VIC 3030    | \$1,070,000 | 27/03/2026   |
| 71 HOPETOUN ROAD, WERRIBEE VIC 3030   | \$1,048,000 | 27/06/2026   |

This Statement of Information was prepared on: 25/08/2026

