

# 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	207/26 Salisbury Street, 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	\$450,000	&	\$490,000
-------------	-----------	---	-----------

### Median sale price

Median price	\$435,000	Property Type	Unit	Suburb	Werribee (3030)
Period - From	01/12/2025	to	30/11/2025	Source	Cotality

### Comparable property sales

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
2/5 TOWER ROAD, WERRIBEE VIC 3030	\$507,500	14/10/2025
2/115-117 Duncans Rd, Werribee 3030	\$485,000	14/10/2025
2/6 BEASLEY AVENUE, WERRIBEE VIC 3030	\$460,000	14/11/2025

This Statement of Information was prepared on: 16/12/2025