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 21 Salisbury Street, Werribee, VIC 3030								
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Price Range	\$775,000	&	\$850,000					
Median sale price								
Median price	\$620,000	Property Type	House Suburb Wern		Werribee (3030)			
Period - From	01/11/2024 to	31/10/2025 S	ource	Coltality				
Comparable property sales								
A	This is one property 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	
3 MCDONALD STREET WERRIBEE VIC 3030						\$750,000	19/09/2025	
В	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: 11/11/2025

