

## 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

25 SHOWBRIDGE WAY WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

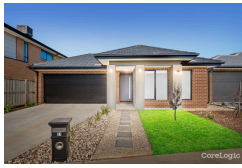
Date of sale

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 21 SHOWBRIDGE WAY WERRIBEE VIC 3030     | \$607,000 | 25-Jan-24 |
| 4 ARTHURDALE CRESCENT WERRIBEE VIC 3030 | \$620,000 | 29-Nov-24 |
| 64 DAWLEY CIRCUIT WERRIBEE VIC 3030     | \$671,500 | 26-Jun-24 |

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.~~

This Statement of Information was prepared on: 01 April 2025



**21 SHOWBRIDGE WAY WERRIBEE  
VIC 3030**

 4  2  2

Sold Price

**\$607,000**

Sold Date

**25-Jan-24**

Distance

**0.03km**



**4 ARTHURDALE CRESCENT  
WERRIBEE VIC 3030**

 4  2  2

Sold Price

**\$620,000**

Sold Date

**29-Nov-24**

Distance

**0.35km**



**64 DAWLEY CIRCUIT WERRIBEE  
VIC 3030**

 4  2  2

Sold Price

**\$671,500**

Sold Date

**26-Jun-24**

Distance

**0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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