

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

26/17 LAURAVILLE AVENUE 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

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Sep 2024

to

31 Aug 2025

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

2/91-93 DUNCANS ROAD WERRIBEE VIC 3030	\$395,000	20-May-25
6/9-11 MARKET ROAD WERRIBEE VIC 3030	\$380,000	12-Mar-25
70/2A RAILWAY AVENUE WERRIBEE VIC 3030	-	18-Jun-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.~~

This Statement of Information was prepared on: 04 September 2025



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**2/91-93 DUNCANS ROAD
WERRIBEE VIC 3030**

2 1 1

Sold Price

^{RS} **\$395,000** Sold Date **20-May-25**

Distance **0.28km**



**6/9-11 MARKET ROAD WERRIBEE
VIC 3030**

2 1 1

Sold Price

\$380,000 Sold Date **12-Mar-25**

Distance **1.69km**



**70/2A RAILWAY AVENUE
WERRIBEE VIC 3030**

2 1 1

Sold Price

^{RS UN} **-** Sold Date **18-Jun-25**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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