

## 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 ESKDALE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$849,000

&

\$899,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2025

to

31 Jan 2026

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

7 BUCKLAND CIRCUIT WERRIBEE VIC 3030	\$850,000	07-Oct-25
12 MAGDALA STREET WERRIBEE VIC 3030	\$853,000	31-May-25
6 MAYGRAND AVENUE WERRIBEE VIC 3030	\$866,111	18-Feb-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: 12 February 2026



**7 BUCKLAND CIRCUIT WERRIBEE  
VIC 3030**

 4  2  2

Sold Price

**\$850,000**

Sold Date

**07-Oct-25**

Distance

**0.27km**



**12 MAGDALA STREET WERRIBEE  
VIC 3030**

 4  2  2

Sold Price

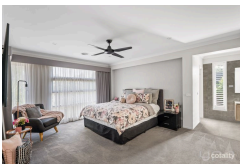
**\$853,000**

Sold Date

**31-May-25**

Distance

**0.77km**



**6 MAYGRAND AVENUE WERRIBEE  
VIC 3030**

 4  2  2

Sold Price

**\$866,111**

Sold Date

**18-Feb-25**

Distance

**1.65km**

RS = Recent sale

UN = Undisclosed Sale

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