

## 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

263 SHAWS ROAD 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

\$570,000

or range  
between

&

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 30 NIGHTINGALE DRIVE WERRIBEE VIC 3030 | \$580,000 | 23-Dec-24 |
| 25 TAMARIND CRESCENT WERRIBEE VIC 3030 | \$600,000 | 18-Nov-24 |
| 9 HARRIER STREET WERRIBEE VIC 3030     | \$565,000 | 28-Mar-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: 14 April 2025



**30 NIGHTINGALE DRIVE  
WERRIBEE VIC 3030**

 3  2  1

Sold Price **\$580,000** Sold Date **23-Dec-24**

Distance **0.49km**



**25 TAMARIND CRESCENT  
WERRIBEE VIC 3030**

 3  1  1

Sold Price **\$600,000** Sold Date **18-Nov-24**

Distance **0.56km**



**9 HARRIER STREET WERRIBEE VIC  
3030**

 3  1  4

Sold Price <sup>RS</sup> **\$565,000** Sold Date **28-Mar-25**

Distance **0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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