Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offe	red for sale				
Including subu	ddress irb and 28 Sheringham Di stcode	rive, Werribee, V	IC 3030		
Indicative sel	ling price				
For the meaning	of this price see consum	er.vic.gov.au/ur	nderquoting		
Price Range	\$650,000	&	\$700,000		
Median sale p	orice				
Median price	\$384,000	Property Type	Vacant Land	Suburb	Werribee (3030)
Period - From	01/11/2024 to	31/10/2025 S	cource		
Comparable p	property sales				
В	The estate agent or age				ver than three comparable properties were s.

This Statement of Information was prepared on:	21/11/2025
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