

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 29 ILLAWONG GROVE, 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 \$399,000 & \$435,000

Median sale price

(*Delete house or unit as applicable)

Median price \$605,000 *House ☒ *Land ☐ Suburb WERRIBEE

Period - From 01 Feb 2024 to 31 Jan 2025 Source CORE LOGIC

Comparable property sales

B* The estate agent believes there have been less than 3 comparable properties sold within 2km of this property over the last 6 months.

Property data source: Corelogic.com.au. Generated on 17th April 2025.