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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

3/14 Manly Street, Werribee VIC 3029

**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

\$185,000

&amp;

\$200,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price

\$425,000

House

☒

Suburb

WERRIBEE

Period - From

Aug 2023

to

Feb 2024

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 10<sup>th</sup> September 2025.