Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	e						
Address Including suburb and postcode	39 WESTLEIGH DRIVE WERRIBEE VIC 3030						
Indicative selling price For the meaning of this price	e see consumer.vi	c.gov.a	u/underquoting (*Delete single	e price	or range a	s applicable)
Single Price			or range between	\$929,000		&	\$999,000
Median sale price (*Delete house or unit as app	plicable)						
Median Price	\$617,000	\$617,000 Property type		House		Suburb	Werribee
Period-from	01 Oct 2024	to 30 Sep 2025 S			urce	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 estate agent or agent's representative considers to be most comparable to Address of comparable property						perty for sa	
OR							

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: 15 October 2025



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