

# 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 4/91-93 Duncans Road, Werribee, VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$400,000

&

\$440,000

### Median sale price

Median price

\$452,500

Property Type

Unit

Suburb

Werribee (3030)

Period - From

01/07/2025

to

30/09/2025

Source

PropTrack

### Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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

2/6 Jacqueline Close, Werribee Vic 3030

\$455,000

02/07/2025

2/115-117 Duncans Road, Werribee Vic 3030

\$485,000

14/10/2025

1A Bolwell Street, Werribee Vic 3030

\$441,000

06/05/2025

This Statement of Information was prepared on: 31/10/2025