

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

48 Nantilla Crescent, Werribee Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$640,000

Median sale price

Median price \$353,000

Property Type Vacant land

Suburb Werribee

Period - From 05/08/2024

to

04/08/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

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 |
|---|----------------------------------|-----------|--------------|
| 1 | 1 First Av HOPPERS CROSSING 3029 | \$560,000 | 04/08/2025 |
| 2 | 21 Cassidy Rd WERRIBEE 3030 | \$605,000 | 01/04/2025 |
| 3 | 77 Edwards Rd WERRIBEE 3030 | \$610,000 | 29/03/2025 |

OR

~~**B*** 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 six months.~~

This Statement of Information was prepared on:

05/08/2025 11:19

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Indicative Selling Price

\$590,000 - \$640,000

Median Land Price

05/08/2024 - 04/08/2025: \$353,000



Property Type:
Agent Comments

Comparable Properties

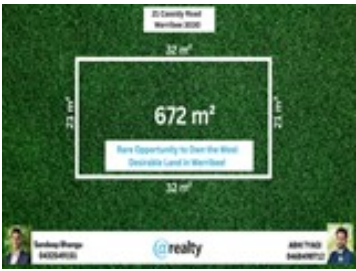


1 First Av HOPPERS CROSSING 3029 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 04/08/2025
Property Type: Land
Land Size: 566 sqm approx



21 Cassidy Rd WERRIBEE 3030 (VG)

Agent Comments



Price: \$605,000
Method: Sale
Date: 01/04/2025
Property Type: Land
Land Size: 672 sqm approx



77 Edwards Rd WERRIBEE 3030 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 29/03/2025
Property Type: Land
Land Size: 794 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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