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	5 Leila Street, Werribee, VIC 3030
postcode	

Indicative selling price

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

Price Range	\$900,000	&	\$970,000
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Median sale price

Median price	\$660,000		Property Typ	e Hous	е	Suburb	Werribee (3030)
Period - From	01/08/2025	to	31/10/2025	Source	PropTrack		

Comparable property sales

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
40 MURRINDAL STREET, WERRIBEE VIC 3030	\$930,000	30/06/2025
55 TINDALE BOULEVARD, WERRIBEE VIC 3030	\$1,000,001	14/05/2025
16 IVY COURT, WERRIBEE VIC 3030	\$905,000	19/09/2025

This Statement of Information was prepared on: 12/11/2025	This Statement of Information was prepared on:	12/11/2025
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