

## 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

52 NEWMARKET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$433,000

Property type

Unit

Suburb

Werribee

Period-from

01 Dec 2024

to

30 Nov 2025

Source

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 sale in the last 6 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

7/13 ALLIANCE STREET WERRIBEE VIC 3030	\$482,000	01-Sep-25
8 PRIYA STREET WERRIBEE VIC 3030	\$695,000	30-Jun-25
106 NEWMARKET ROAD WERRIBEE VIC 3030	\$485,000	19-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 03 December 2025



**7/13 ALLIANCE STREET WERRIBEE VIC 3030** Sold Price **\$482,000** Sold Date **01-Sep-25**

 3  2  2

Distance **0km**



**8 PRIYA STREET WERRIBEE VIC 3030** Sold Price **\$695,000** Sold Date **30-Jun-25**

 3  2  2

Distance **0.78km**



**106 NEWMARKET ROAD WERRIBEE VIC 3030** Sold Price **\$485,000** Sold Date **19-Oct-25**

 3  2  1

Distance **0.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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