

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 WALLS ROAD WERRIBEE VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,550

Property type

House

Suburb

Werribee

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

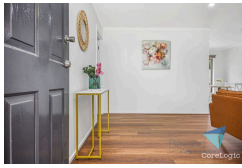
Date of sale

10 ILLAWONG GROVE WERRIBEE VIC 3030	\$538,000	18-Dec-24
14 ILUKA DRIVE WERRIBEE VIC 3030	\$540,000	11-Apr-24
8 NEBO COURT WERRIBEE VIC 3030	\$535,000	31-Oct-24

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: 11 June 2025



10 ILLAWONG GROVE WERRIBEE VIC 3030

3 1 1

Sold Price

\$538,000

Sold Date

18-Dec-24

Distance

0.16km



14 ILUKA DRIVE WERRIBEE VIC 3030

3 1 2

Sold Price

\$540,000

Sold Date

11-Apr-24

Distance

0.37km



8 NEBO COURT WERRIBEE VIC 3030

3 1 2

Sold Price

\$535,000

Sold Date

31-Oct-24

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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