

## 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

53 GRANDVISTA BOULEVARD 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

\$879,000

&

\$909,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2025

to

31 Jul 2026

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 10 AYLESBURY TERRACE WERRIBEE VIC 3030 | \$880,000 | 19-Aug-26 |
| 5 TAWORRI CRESCENT WERRIBEE VIC 3030   | \$851,000 | 02-Jul-26 |
|                                        |           |           |

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: 22 August 2026



### 10 AYLESBURY TERRACE WERRIBEE VIC 3030

 4
  2
  2

Sold Price

<sup>RS</sup>

**\$880,000**

Sold Date

**19-Aug-26**

Distance

**0.98km**



### 5 TAWORRI CRESCENT WERRIBEE VIC 3030

 4
  2
  2

Sold Price

**\$851,000**

Sold Date

**02-Jul-26**

Distance

**1.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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