

## 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

6/228 DUNCANS 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

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Werribee

Period-from

01 Sep 2025

to

31 Aug 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

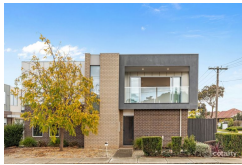
Date of sale

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 1/45 ANDERSON STREET WERRIBEE VIC 3030 | \$620,000 | 05-Jul-26 |
| 3/10 EDWARDS ROAD WERRIBEE VIC 3030    | \$620,000 | 12-Jun-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: 08 September 2026



**1/45 ANDERSON STREET  
WERRIBEE VIC 3030**

 3
  2
  2

Sold Price **\$620,000** Sold Date **05-Jul-26**

Distance **1.52km**



**3/10 EDWARDS ROAD WERRIBEE  
VIC 3030**

 3
  2
  2

Sold Price

Sold Date **12-Jun-26**

Distance **0.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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