Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le						
Address Including suburb and postcode	679-681 AVIATION ROAD WERRIBEE SOUTH VIC 3030						
Indicative selling price For the meaning of this price	e see consumer vi	c. gov. ai	ı/underguoti	na (*F	Delete single prid	e or range	as applicable)
Single Price	\$11,000,000		or range between			&	
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$726,000	,000 Property type H			House	Suburb	Werribee South
Period-from	01 Sep 2024 to 31 Aug 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							sale.
OR							

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 September 2025



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