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

75 YEARLING PROMENADE 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 \$620,000 & \$660,000	& \$660,000	\$620,000	or range between		Single Price
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$617,000	Prope	erty type		House	Suburb	Werribee
Period-from	01 Oct 2024	to	30 Sep 2	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
52 CHURCH STREET WERRIBEE VIC 3030	\$710,000	02-May-25
143 GEELONG ROAD WERRIBEE VIC 3030	\$573,000	07-Mar-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: 28 October 2025





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642m² E Approx.

52 CHURCH STREET WERRIBEE VIC 3030

□ - **□** - **□** -

Sold Price

\$710,000 Sold Date **02-May-25**

Distance 0.85km



143 GEELONG ROAD WERRIBEE VIC 3030

2 ⇔ -

Sold Price

\$573,000 Sold Date 07-Mar-25

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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