

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

8/76 PURCHAS STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2024

to

30 Jun 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

1/76 PURCHAS STREET WERRIBEE VIC 3030	\$530,000	27-Jan-25
13/76 PURCHAS STREET WERRIBEE VIC 3030	\$505,000	07-Apr-25
2/53 MARGARET STREET WERRIBEE VIC 3030	\$550,000	05-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: 22 July 2025



**1/76 PURCHAS STREET WERRIBEE
VIC 3030**

 3  2  2

Sold Price

\$530,000

Sold Date

27-Jan-25

Distance

0km



**13/76 PURCHAS STREET
WERRIBEE VIC 3030**

 3  2  1

Sold Price

\$505,000

Sold Date

07-Apr-25

Distance

0km



**2/53 MARGARET STREET
WERRIBEE VIC 3030**

 3  2  2

Sold Price

\$550,000

Sold Date

05-Mar-25

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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