

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/22 PELICAN PLACE, WERRIBEE, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$485,000

or range between

&

Median sale price

Median price

\$420,000

Property Type

House

Suburb

WERRIBEE

Period - From

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1/47 TYRONE STREET WERRIBEE VIC 3030	\$500,000	16-Jan-25
4/4 GEORGIA CRESCENT WERRIBEE VIC 3030	\$520,000	28-Oct-24
1/175 PRINCES HIGHWAY WERRIBEE VIC 3030	\$480,000	27-Jul-24

This Statement of Information was prepared on:

15/07/2025