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	61 Silvereye Crescent, Werribee

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	$660,000	& $720,000

Median sale price

(*Delete house or unit as applicable)

Median price	$645,000	*House	X	*Unit		Suburb	WERRIBEE
Period - From	Jan 2025	to	July 2025			Source	REIV

Comparable property sales

A* 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
22 Kramer Street, Werribee	$655,000	8th May 2025
16 Morrow Place, Hoppers Crossing	$738,000	26th April 2025
12 Sitella Court, Werribee	$715,000	5th July 2025

Property data source: Corelogic.com.au. Generated on 30th July 2025.