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	122 Werribee Street North, 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	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median price	$650,000	*House	X	*Unit		Suburb	WERRIBEE
Period - From	Feb 2025	to	Aug 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
23 Duke Street, Werribee	$665,000	21st July 2025
81 Market Road, Werribee	$620,000	12th Aug 2025
36 Parker Street, Werribee	$690,000	7th April 2025

Property data source: Corelogic.com.au. Generated on 25th August 2025.