

## 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

52 PARRAMATTA ROAD WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$635,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Werribee

Period-from

01 May 2025

to

30 Apr 2026

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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 4 OTWAY COURT WERRIBEE VIC 3030  | \$674,000 | 05-May-26 |
| 12 EGRET COURT WERRIBEE VIC 3030 | \$640,000 | 07-Mar-26 |
|                                  |           |           |

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: 07 May 2026

**4 OTWAY COURT WERRIBEE VIC  
3030**

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Sold Price

RS

**\$674,000**

Sold Date

**05-May-26**

Distance

**0.51km****12 EGRET COURT WERRIBEE VIC  
3030**

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Sold Price

**\$640,000**

Sold Date

**07-Mar-26**

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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