

## 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 31 Sheringham Drive, Werribee, VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$600,000

### Median sale price

Median price \$385,000 Property Type Vacant Land Suburb Werribee (3030)

Period - From 01/12/2024 to 30/11/2025 Source Cotality

### Comparable property sales

**A** These are two 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
24 CHIRNSIDE AVENUE, WERRIBEE VIC 3030	\$665,000	03/11/2025
36 MARGARET STREET, WERRIBEE VIC 3030	\$600,000	09/07/2025

**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 six months.

This Statement of Information was prepared on: 26/02/2026