

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

8/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Werribee South

Period-from

01 Mar 2025

to

28 Feb 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

322/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$535,000	09-Mar-25
232/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$515,000	12-Sep-25
2/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$500,000	06-Dec-24

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.~~

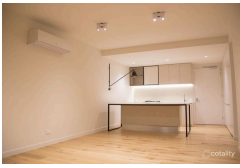
This Statement of Information was prepared on: 16 March 2026

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**322/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030**

 2  2  1

Sold Price **\$535,000** Sold Date **09-Mar-25**

Distance **0km**



**232/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030**

 2  2  2

Sold Price **\$515,000** Sold Date **12-Sep-25**

Distance **0km**



**2/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030**

 2  2  2

Sold Price **\$500,000** Sold Date **06-Dec-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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