

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

1/54 EDGAR STREET WERRIBEE 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Werribee

Period-from

01 Feb 2025

to

31 Jan 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

1/4 ANNE STREET WERRIBEE VIC 3030	\$500,000	05-Nov-25
2/11 GREENHILL CRESCENT WYNDHAM VALE VIC 3024	\$510,000	03-Nov-25
3/73-75 ROSELLA AVENUE WERRIBEE VIC 3030	\$510,000	08-Jan-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: 27 February 2026



1/4 ANNE STREET WERRIBEE VIC 3030

 3  1  1

Sold Price **\$500,000** Sold Date **05-Nov-25**

Distance **0.99km**



2/11 GREENHILL CRESCENT WYNDHAM VALE VIC 3024

 3  1  1

Sold Price **\$510,000** Sold Date **03-Nov-25**

Distance **2.3km**



3/73-75 ROSELLA AVENUE WERRIBEE VIC 3030

 3  1  1

Sold Price Sold Date **08-Jan-26**

Distance **2.47km**

RS = Recent sale UN = Undisclosed Sale

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