

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

1/2 RAILWAY AVENUE 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Werribee

Period-from

01 Aug 2025

to

31 Jul 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

2/9 GLEN STREET WERRIBEE VIC 3030	\$450,000	05-May-26
1/9 GLEN STREET WERRIBEE VIC 3030	\$435,000	02-Apr-26
2/22-26 GLEN STREET WERRIBEE VIC 3030	\$415,000	25-May-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: 19 August 2026


2/9 GLEN STREET WERRIBEE VIC 3030

Sold Price

\$450,000

 Sold Date **05-May-26**

2

1

1

Distance

0.28km

1/9 GLEN STREET WERRIBEE VIC 3030

Sold Price

\$435,000

 Sold Date **02-Apr-26**

2

1

1

Distance

0.29km

2/22-26 GLEN STREET WERRIBEE VIC 3030

Sold Price

\$415,000

 Sold Date **25-May-26**

2

1

-

Distance

0.27km
RS = Recent sale

UN = Undisclosed Sale

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