

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

1/235 PRINCES HIGHWAY 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

\$500,000

&

\$550,000

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

1/7 GEORGIA CRESCENT WERRIBEE VIC 3030	\$530,000	27-Oct-25
1/7 MALLEEHEN STREET WERRIBEE VIC 3030	\$525,000	31-Oct-25

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 February 2026

**1/7 GEORGIA CRESCENT
WERRIBEE VIC 3030**

3 2 1

Sold Price **\$530,000** Sold Date **27-Oct-25**Distance **0.74km****1/7 MALLEEHEN STREET
WERRIBEE VIC 3030**

3 2 1

Sold Price **\$525,000** Sold Date **31-Oct-25**Distance **1.13km****RS** = Recent sale **UN** = Undisclosed Sale

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