

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

1/44 SONGLARK CRESCENT 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

\$467,750

Property type

Unit

Suburb

Werribee

Period-from

01 May 2025

to

30 Apr 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

3/70 THAMES BOULEVARD WERRIBEE VIC 3030	\$535,000	10-Feb-26
21/214 SHAWS ROAD WERRIBEE VIC 3030	\$515,000	06-Feb-26
13/216 SHAWS ROAD WERRIBEE VIC 3030	\$514,500	13-Mar-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: 12 May 2026



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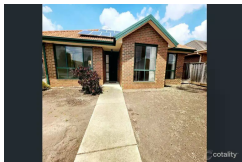


**3/70 THAMES BOULEVARD
WERRIBEE VIC 3030**

3 2 1

Sold Price **\$535,000** Sold Date **10-Feb-26**

Distance **0.74km**



**21/214 SHAWS ROAD WERRIBEE
VIC 3030**

3 2 2

Sold Price **\$515,000** Sold Date **06-Feb-26**

Distance **1.53km**



**13/216 SHAWS ROAD WERRIBEE
VIC 3030**

3 2 2

Sold Price **\$514,500** Sold Date **13-Mar-26**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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