

## 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

28 PURCHAS STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$615,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2025

to

31 May 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 10 MELTON CLOSE WERRIBEE VIC 3030     | \$600,000 | 01-Apr-26 |
| 1 SHOALHAVEN STREET WERRIBEE VIC 3030 | \$616,500 | 18-Apr-26 |
| 19 FAUNA COURT WERRIBEE VIC 3030      | \$642,500 | 14-Apr-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: 26 June 2026



### 10 MELTON CLOSE WERRIBEE VIC 3030

3 2 2

Sold Price

**\$600,000**

Sold Date

**01-Apr-26**

Distance

**0.37km**



### 1 SHOALHAVEN STREET WERRIBEE VIC 3030

3 1 1

Sold Price

**\$616,500**

Sold Date

**18-Apr-26**

Distance

**0.51km**



### 19 FAUNA COURT WERRIBEE VIC 3030

3 2 2

Sold Price

**\$642,500**

Sold Date

**14-Apr-26**

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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