

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

4/270 SHAWS ROAD 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

\$490,000

&

\$525,000

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

13/216 SHAWS ROAD WERRIBEE VIC 3030	\$514,500	13-Mar-26
16/216 SHAWS ROAD WERRIBEE VIC 3030	\$512,000	09-Feb-26
21/214 SHAWS ROAD WERRIBEE VIC 3030	\$515,000	06-Feb-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: 06 August 2026

Tejpal Singh

P 0472506277

M 0472506277

E t.singh@barryplant.com.au



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

 3  2  2

Sold Price

\$514,500

Sold Date

13-Mar-26

Distance

0.55km



**16/216 SHAWS ROAD WERRIBEE
VIC 3030**

 3  2  1

Sold Price

\$512,000

Sold Date

09-Feb-26

Distance

0.56km



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

 3  2  2

Sold Price

\$515,000

Sold Date

06-Feb-26

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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