

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

5 MIDLAND GROVE 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

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

9 LANCASHIRE DRIVE WERRIBEE VIC 3030	\$650,000	18-Jul-26
20 WAVERTREE CRESCENT WERRIBEE VIC 3030	\$650,000	05-Mar-26
9 RUISLIP GROVE WERRIBEE VIC 3030	\$665,000	18-Jul-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: 28 August 2026



9 LANCASHIRE DRIVE WERRIBEE VIC 3030

4 2 2

Sold Price

^{RS}

\$650,000

Sold Date

18-Jul-26

Distance

0.38km



20 WAVERTREE CRESCENT WERRIBEE VIC 3030

4 2 2

Sold Price

\$650,000

Sold Date

05-Mar-26

Distance

0.44km



9 RUISLIP GROVE WERRIBEE VIC 3030

4 2 2

Sold Price

\$665,000

Sold Date

18-Jul-26

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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