

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

6/228 DUNCANS 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Werribee

Period-from

01 Sep 2025

to

31 Aug 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

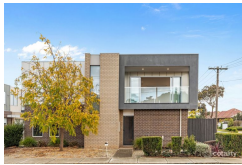
Date of sale

1/45 ANDERSON STREET WERRIBEE VIC 3030	\$620,000	05-Jul-26
3/10 EDWARDS ROAD WERRIBEE VIC 3030	\$620,000	12-Jun-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: 08 September 2026


**1/45 ANDERSON STREET
WERRIBEE VIC 3030**
 3  2  2

Sold Price \$620,000 Sold Date 05-Jul-26
Distance 1.52km

**3/10 EDWARDS ROAD WERRIBEE
VIC 3030**
 3  2  2

Sold Price
Sold Date 12-Jun-26
Distance 0.39km

RS = Recent sale **UN** = Undisclosed Sale

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