

# Statement of Information

## Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

CENTENARY CRESCENT WERRIBEE VIC 3030

### Indicative selling price

Forthemeaningof thisprice see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

OR range  
Between

\$499,000

&

\$549,000

### Median sale price

(\*Deletehouseorunit as applicable)

Median Price

\$650,000

Property type

House

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 propertiessoldwithintwokilometresof theproperty 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

29 ARGYLE CRESCENT WERRIBEE VIC 3030	620000	23-Jan-26
11 GOLDEN AVENUE WERRIBEE VIC 3030	538000	07-Nov-25
8 CENTRE AVENUE WERRIBEE VIC 3030	530000	08-Nov-25

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: 01 May 2026