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	2/173 PRINCES HIGHWAY 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Werribee
Period-from	01 Mar 2025	to	28 Feb 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
2/8 GEORGIA CRESCENT WERRIBEE VIC 3030	$600,000	29-Jul-25
2/141-143 PRINCES HIGHWAY WERRIBEE VIC 3030	$574,000	08-Feb-26
2/54 KOOKABURRA AVENUE WERRIBEE VIC 3030	$610,000	13-Dec-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: 20 March 2026

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2/8 GEORGIA CRESCENT WERRIBEE VIC 3030

3 2 2

Sold Price **$600,000** Sold Date **29-Jul-25**

Distance **0.03km**



2/141-143 PRINCES HIGHWAY WERRIBEE VIC 3030

3 2 1

Sold Price **$574,000** Sold Date **08-Feb-26**

Distance **0.36km**



2/54 KOOKABURRA AVENUE WERRIBEE VIC 3030

3 2 -

Sold Price **$610,000** Sold Date **13-Dec-25**

Distance **1km**

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

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