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	9 MAGELLAN CRESCENT 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	$550,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	House	Suburb	Werribee
Period-from	01 Jan 2025	to	31 Dec 2025	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
235 BLACK FOREST ROAD WERRIBEE VIC 3030	$590,000	31-Aug-25
12 LEPPERTON STREET WERRIBEE VIC 3030	$592,000	10-Oct-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.

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235 BLACK FOREST ROAD WERRIBEE VIC 3030

4 2 2

Sold Price **$590,000** Sold Date **31-Aug-25**

Distance **0.68km**



12 LEPPERTON STREET WERRIBEE VIC 3030

4 2 2

Sold Price **$592,000** Sold Date **10-Oct-25**

Distance **1.17km**

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

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