

## 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

2/54 COTTRELL STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$430,000

### 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

2/14-16 MAMBOURIN STREET WERRIBEE VIC 3030	\$407,000	17-Feb-26
3/110 SYNNOT STREET WERRIBEE VIC 3030	\$400,000	28-Jan-26
25/18-20 GLEN STREET WERRIBEE VIC 3030	\$420,000	23-Jan-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: 31 March 2026



**2/14-16 MAMBOURIN STREET  
 WERRIBEE VIC 3030**

2 1 1

Sold Price **\$407,000** Sold Date **17-Feb-26**

Distance **0.51km**



**3/110 SYNNOT STREET WERRIBEE  
 VIC 3030**

2 1 1

Sold Price **\$400,000** Sold Date **28-Jan-26**

Distance **0.65km**



**25/18-20 GLEN STREET WERRIBEE  
 VIC 3030**

2 1 1

Sold Price **\$420,000** Sold Date **23-Jan-26**

Distance **0.67km**

RS = Recent sale      UN = Undisclosed Sale

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