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	5 SILVAN COURT 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	$745,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	House	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
5 TAMBO COURT WERRIBEE VIC 3030	$745,888	11-Nov-25
11 DIAMOND DRIVE WERRIBEE VIC 3030	$750,000	30-Sep-24
75 WESTMILL DRIVE HOPPERS CROSSING VIC 3029	$745,000	14-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: 02 March 2026