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<br>Including suburb and postcode | 2/233 GREAVES STREET NORTH 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 | $490,000 | & | $510,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $449,500 | Property type | Unit | 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 |
|---|---|---|
| 8 BALLAN ROAD WERRIBEE VIC 3030 | $475,000 | 19-Aug-25 |
| 1/6 NORFOLK COURT WERRIBEE VIC 3030 | $460,000 | 22-Nov-25 |
| 2/1 REGIS CLOSE WERRIBEE VIC 3030 | $490,000 | 17-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: 19 January 2026