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	2/1 Regis Close, Werribee Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $450,000 & $495,000

Median sale price

Median price $467,500 Property Type Unit Suburb Werribee

Period - From 01/07/2025 to 30/09/2025 Source REIV

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 six 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
1	1/16 Galvin Rd WERRIBEE 3030	$457,000	25/08/2025
2	1/45 Parramatta Rd WERRIBEE 3030	$490,000	25/08/2025
3	8 Ballan Rd WERRIBEE 3030	$475,000	19/08/2025

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 six months.~~

This Statement of Information was prepared on: 30/10/2025 16:40

2/1 Regis Close, Werribee Vic 3030



2 1 2

Property Type: Unit
Land Size: 364 sqm approx

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
September quarter 2025: $467,500

Comparable Properties



1/16 Galvin Rd WERRIBEE 3030 (REI/VG)

2 1 1

Price: $457,000
Method: Private Sale
Date: 25/08/2025
Property Type: House

Agent Comments



1/45 Parramatta Rd WERRIBEE 3030 (REI/VG)

3 1 1

Price: $490,000
Method: Private Sale
Date: 25/08/2025
Property Type: Unit

Agent Comments



8 Ballan Rd WERRIBEE 3030 (REI/VG)

2 1 1

Price: $475,000
Method: Auction Sale
Date: 19/08/2025
Property Type: House (Res)
Land Size: 207 sqm approx

Agent Comments

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375

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