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 WATTLE AVENUE 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	$780,000	&	$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$608,000	Property type	House	Suburb	Werribee
Period-from	01 Sep 2024	to	31 Aug 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.~~

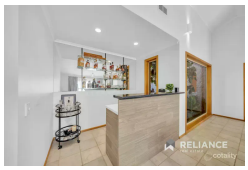
Address of comparable property	Price	Date of sale
21 MELROSE PLACE WERRIBEE VIC 3030	$840,000	19-Aug-25

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: 25 September 2025

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21 MELROSE PLACE WERRIBEE VIC 3030 Sold Price RS **$840,000** Sold Date **19-Aug-25**

4 2 2 Distance **0.99km**

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

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