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	2/141-143 PRINCES HIGHWAY 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	$550,000	&	$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$449,500	Property type	Unit	Suburb	Werribee
Period-from	01 Feb 2025	to	31 Jan 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
2/15 COTTRELL STREET WERRIBEE VIC 3030	$570,000	21-Nov-25
12B BRANTON ROAD HOPPERS CROSSING VIC 3029	$585,000	06-Nov-25
1/29 SYMONS AVENUE HOPPERS CROSSING VIC 3029	$605,000	26-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: 04 February 2026

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2/15 COTTRELL STREET WERRIBEE VIC 3030

3 2 1

Sold Price **$570,000** Sold Date **21-Nov-25**

Distance **2.13km**



12B BRANTON ROAD HOPPERS CROSSING VIC 3029

3 2 1

Sold Price RS **$585,000** Sold Date **06-Nov-25**

Distance **2.53km**



1/29 SYMONS AVENUE HOPPERS CROSSING VIC 3029

3 2 1

Sold Price RS **$605,000** Sold Date **26-Nov-25**

Distance **3.03km**

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

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