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	1/45 PARRAMATTA ROAD 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	$475,000	&	$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$425,000	Property type	Unit	Suburb	Werribee
Period-from	01 Aug 2024	to	31 Jul 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
1/13 WHIMBREL COURT WERRIBEE VIC 3030	$485,000	25-Jul-25
9/15A HOOKER ROAD WERRIBEE VIC 3030	$492,000	03-Jul-25
1/86 HOGANS ROAD HOPPERS CROSSING VIC 3029	$490,000	04-Jul-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: 07 August 2025

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1/13 WHIMBREL COURT WERRIBEE VIC 3030

3 1 1

Sold Price RS $485,000 Sold Date 25-Jul-25

Distance 1.34km



9/15A HOOKER ROAD WERRIBEE VIC 3030

3 1 2

Sold Price RS $492,000 Sold Date 03-Jul-25

Distance 1.74km



1/86 HOGANS ROAD HOPPERS CROSSING VIC 3029

3 1 2

Sold Price $490,000 Sold Date 04-Jul-25

Distance 4.14km

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

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