

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

2/24 NANGILOC CRESCENT 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

\$485,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

4/22-24 COLLINS STREET WERRIBEE VIC 3030	\$493,500	01-Apr-25
1/6 JACQUELINE CLOSE WERRIBEE VIC 3030	\$472,000	26-Feb-25
2/122 TOWER ROAD WERRIBEE VIC 3030	\$495,000	21-Mar-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: 24 June 2025



**4/22-24 COLLINS STREET
WERRIBEE VIC 3030**

2 1 1

Sold Price **\$493,500** Sold Date **01-Apr-25**

Distance **0.69km**



**1/6 JACQUELINE CLOSE
WERRIBEE VIC 3030**

2 1 1

Sold Price **\$472,000** Sold Date **26-Feb-25**

Distance **0.86km**



**2/122 TOWER ROAD WERRIBEE
VIC 3030**

3 1 -

Sold Price **\$495,000** Sold Date **21-Mar-25**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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