

## 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

22/262 SHAWS ROAD WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,050

Property type

Unit

Suburb

Werribee

Period-from

01 Jun 2025

to

31 May 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

26/260 SHAWS ROAD WERRIBEE VIC 3030	\$512,000	27-Jan-26
16/216 SHAWS ROAD WERRIBEE VIC 3030	\$512,000	09-Feb-26
1/49-55 ROSELLA AVENUE WERRIBEE VIC 3030	\$515,000	16-Jan-26

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: 10 June 2026



**26/260 SHAWS ROAD WERRIBEE  
 VIC 3030**

1 2 2

Sold Price

**\$512,000**

Sold Date **27-Jan-26**

Distance **0km**



**16/216 SHAWS ROAD WERRIBEE  
 VIC 3030**

3 2 1

Sold Price

Sold Date **09-Feb-26**

Distance **0.48km**



**1/49-55 ROSELLA AVENUE  
 WERRIBEE VIC 3030**

3 1 1

Sold Price

**\$515,000**

Sold Date **16-Jan-26**

Distance **0.4km**

RS = Recent sale      UN = Undisclosed Sale

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