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	1/2 RAILWAY 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,000	Property type	Unit	Suburb	Werribee
Period-from	01 Sep 2025	to	31 Aug 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
2/9 GLEN STREET WERRIBEE VIC 3030	$450,000	05-May-26
1/9 GLEN STREET WERRIBEE VIC 3030	$435,000	02-Apr-26
2/22-26 GLEN STREET WERRIBEE VIC 3030	$415,000	25-May-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: 14 September 2026

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2/9 GLEN STREET WERRIBEE VIC 3030

2 1 1

Sold Price **$450,000** Sold Date **05-May-26**

Distance **0.28km**



1/9 GLEN STREET WERRIBEE VIC 3030

2 1 1

Sold Price **$435,000** Sold Date **02-Apr-26**

Distance **0.29km**



2/22-26 GLEN STREET WERRIBEE VIC 3030

2 1 -

Sold Price **$415,000** Sold Date **25-May-26**

Distance **0.27km**

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

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