

## 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

6/11 PARKER STREET 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

\$500,000

or range  
between

&

### 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

1/54 EDGAR STREET WERRIBEE VIC 3030	\$517,000	08-Mar-26
1/12 SILVER STREET WERRIBEE VIC 3030	\$480,000	17-Dec-25
21/214 SHAWS ROAD WERRIBEE VIC 3030	\$515,000	06-Feb-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: 12 June 2026

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**1/54 EDGAR STREET WERRIBEE  
 VIC 3030**

3 1 1

Sold Price **\$517,000** Sold Date **08-Mar-26**

Distance **0.34km**



**1/12 SILVER STREET WERRIBEE  
 VIC 3030**

3 2 1

Sold Price **\$480,000** Sold Date **17-Dec-25**

Distance **0.84km**



**21/214 SHAWS ROAD WERRIBEE  
 VIC 3030**

3 2 2

Sold Price **\$515,000** Sold Date **06-Feb-26**

Distance **1.61km**

RS = Recent sale      UN = Undisclosed Sale

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