

# 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

12 Scotsburn Grove, Werribee, Vic 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$515,000

&

\$560,000

### Median sale price

Median price

\$636,500

Property type

House

Suburb

Werribee

Period - From

01/04/2025

to

30/06/2025

Source



PropTrack

### 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 six 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 Parramatta Rd, Werribee, VIC 3030	\$555,000	02/04/2025
1 Pitta Close, Werribee, VIC 3030	\$560,000	28/02/2025
34 Purchas Street, Werribee, VIC 3030	\$547,000	21/02/2025

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 six months.~~

This Statement of Information was prepared on: 29/07/2025