

## 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

14/1-3 STAWELL 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

or range  
between

\$560,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$433,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 2/165 WERRIBEE STREET NORTH WERRIBEE VIC 3030 | \$580,000 | 03-Dec-24 |
| 1/159 GREAVES STREET NORTH WERRIBEE VIC 3030  | \$580,000 | 11-Jul-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: 12 November 2025



**2/165 WERRIBEE STREET NORTH  
WERRIBEE VIC 3030**

4 3 2

Sold Price

**\$580,000**

Sold Date **03-Dec-24**

Distance **0.78km**



**1/159 GREAVES STREET NORTH  
WERRIBEE VIC 3030**

4 3 1

Sold Price

Sold Date **11-Jul-25**

Distance **0.95km**

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

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