

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

4/183 SHAWS ROAD 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2025

to

28 Feb 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

1/122 SHAWS ROAD WERRIBEE VIC 3030	\$430,000	08-Sep-25
25/18-20 GLEN STREET WERRIBEE VIC 3030	\$420,000	23-Jan-26
15/22 VENTOSA WAY WERRIBEE VIC 3030	\$449,000	04-Sep-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: 04 March 2026



**1/122 SHAWS ROAD WERRIBEE
VIC 3030**

2 1 1

Sold Price **\$430,000** Sold Date **08-Sep-25**

Distance **0.67km**



**25/18-20 GLEN STREET WERRIBEE
VIC 3030**

2 1 1

Sold Price ^{RS} **\$420,000** ^{UN} Sold Date **23-Jan-26**

Distance **0.86km**



**15/22 VENTOSA WAY WERRIBEE
VIC 3030**

2 1 1

Sold Price **\$449,000** Sold Date **04-Sep-25**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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