

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

83 MARKET ROAD WERRIBEE VIC 3030
42 MARGARET STREET 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 &

Median sale price

Indicative selling price for 42 Margaret Street, Werribee
\$710,000 to \$730,000

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
143 WERRIBEE STREET NORTH WERRIBEE VIC 3030	\$667,000	24-Oct-25
16 ALBATROSS AVENUE WERRIBEE VIC 3030	\$720,000	14-Nov-25
23 WESTMINSTER DRIVE WERRIBEE VIC 3030	\$673,500	24-Mar-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: 02 April 2026



**143 WERRIBEE STREET NORTH
WERRIBEE VIC 3030**

4 1 2

Sold Price **\$667,000** Sold Date **24-Oct-25**

Distance **0.81km**



**16 ALBATROSS AVENUE
WERRIBEE VIC 3030**

3 1 2

Sold Price **\$720,000** Sold Date **14-Nov-25**

Distance **1.09km**



**23 WESTMINSTER DRIVE
WERRIBEE VIC 3030**

3 1 2

Sold Price ^{RS} **\$673,500** Sold Date **24-Mar-26**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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