

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

45 Kagan Walk, Werribee Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$565,000 & \$575,000

Median sale price

Median price \$505,000 Property Type Townhouse Suburb Werribee

Period - From 07/04/2025 to 06/04/2026 Source Property Data

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
1	22 Corbusier Way WERRIBEE 3030	\$570,000	20/11/2025
2	7 Crosby Wlk WERRIBEE 3030	\$560,000	10/11/2025
3	16 Mathoura Av WERRIBEE 3030	\$570,000	03/11/2025

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:

07/04/2026 12:40



Property Type: House (Res)
Land Size: 135 sqm approx
Agent Comments

Indicative Selling Price
\$565,000 - \$575,000
Median Townhouse Price
07/04/2025 - 06/04/2026: \$505,000

Comparable Properties



22 Corbusier Way WERRIBEE 3030 (REI/VG)

[Agent Comments](#)



Price: \$570,000
Method: Private Sale
Date: 20/11/2025
Property Type: House
Land Size: 176 sqm approx



7 Crosby Wik WERRIBEE 3030 (REI/VG)

[Agent Comments](#)



Price: \$560,000
Method: Private Sale
Date: 10/11/2025
Property Type: Townhouse (Single)
Land Size: 162 sqm approx



16 Mathoura Av WERRIBEE 3030 (REI/VG)

[Agent Comments](#)



Price: \$570,000
Method: Private Sale
Date: 03/11/2025
Property Type: House
Land Size: 183 sqm approx

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