

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

20/219 WATTON 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Werribee

Period-from

01 Apr 2025

to

31 Mar 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

3/7 MAMBOURIN STREET WERRIBEE VIC 3030	\$375,000	19-Nov-25
20/2A RAILWAY AVENUE WERRIBEE VIC 3030	\$340,000	17-Dec-25
2/2-6 KELLY STREET WERRIBEE VIC 3030	\$360,000	22-Dec-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: 07 April 2026



**3/7 MAMBOURIN STREET
 WERRIBEE VIC 3030**

2 1 1

Sold Price **\$375,000** Sold Date **19-Nov-25**

Distance **0.81km**



**20/2A RAILWAY AVENUE
 WERRIBEE VIC 3030**

2 1 1

Sold Price ^{RS} **\$340,000** ^{UN} Sold Date **17-Dec-25**

Distance **1.59km**



**2/2-6 KELLY STREET WERRIBEE
 VIC 3030**

2 1 1

Sold Price **\$360,000** Sold Date **22-Dec-25**

Distance **1.26km**

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

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