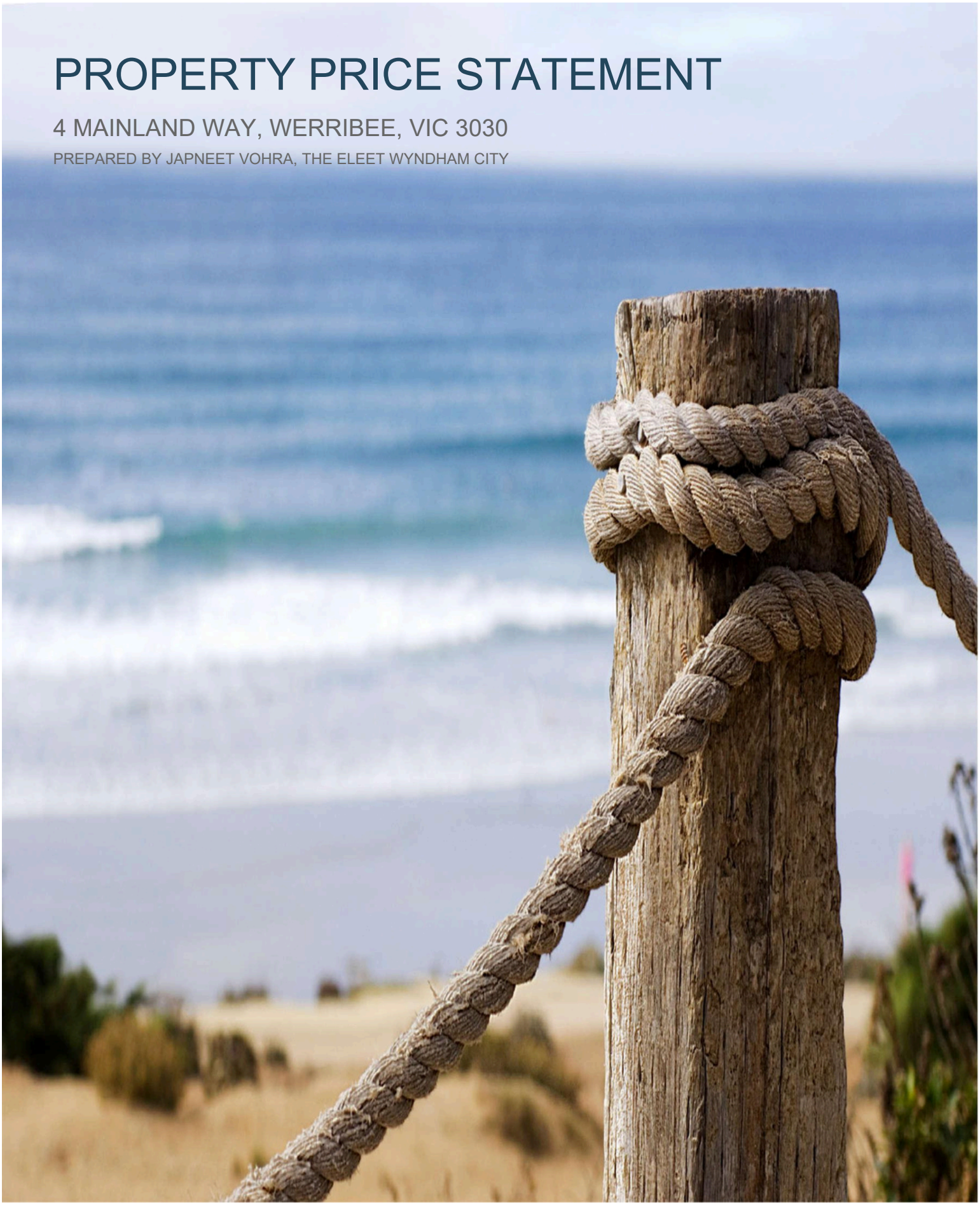
PROPERTY PRICE STATEMENT

4 MAINLAND WAY, WERRIBEE, VIC 3030

PREPARED BY JAPNEET VOHRA, THE ELEET WYNDHAM CITY



THE ELEET

RESIDENTIAL • DEVELOPMENTS • LAND • PROJECTS

PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980



4 MAINLAND WAY, WERRIBEE, VIC 3030

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Indicative Selling Price

For the meaning of this priceseeconsumer.vic.au/underquoting

Price Range: $949,000 to $999,000

Providedby:JapneetVohra,THE ELEET WYNDHAM CITY

Seller's Reserve Price: N/A

MEDIAN SALE PRICE



WERRIBEE, VIC, 3030

SuburbMedian Sale Price (House)

$680,000

01October2025to 30 September 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

The estateagent oragent'srepresentative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This report has been compiled on 27/10/2026 by THE ELEET WYNDHAM CITY. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Property Price Statement

Singleresidentialproperty located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 27/10/2026

Property offered for sale

Address
Including suburb and postcode: 4 MAINLAND WAY, WERRIBEE, VIC 3030

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	5	4	2		530m²

Indicative selling price

Forthe meaning of*indicativeselling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $

or

Range between: $949,000 & $999,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Forthemeaningof*seller'sreserveprice*,seeconsumer.vic.gov.au/underquoting.Whentheestateagent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

Thissection describesthe median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $680,000 Property type: HOUSE Suburb: WERRIBEE

Period: from 01/10/2025 to 30/09/2026 Source: pricefinder