

## 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

30 GRANDVISTA BOULEVARD WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Land

Suburb

Werribee

Period-from

01 May 2025

to

30 Apr 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 56 DAGLISH WAY WERRIBEE VIC 3030      | \$473,000 | 18-Dec-25 |
| 3 ORMISTON CRESCENT WERRIBEE VIC 3030 | \$468,000 | 23-Jan-25 |
| 26 CANOPY WAY WERRIBEE VIC 3030       | \$460,000 | 03-Jul-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: 22 May 2026



56 DALGLISH WAY WERRIBEE VIC 3030

Sold Price

\$473,000

Sold Date

18-Dec-25

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Distance

0.4km



3 ORMISTON CRESCENT WERRIBEE VIC 3030

Sold Price

\$468,000

Sold Date

23-Jan-25

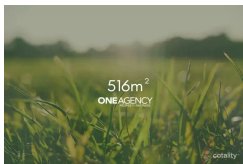
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Distance

1.85km



26 CANOPY WAY WERRIBEE VIC 3030

Sold Price

\$460,000

Sold Date

03-Jul-25

3

-

-

Distance

4.11km

RS = Recent sale

UN = Undisclosed Sale

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