

## 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

3/231 PRINCES HIGHWAY 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

\$425,000

&

\$455,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$449,500

Property type

Unit

Suburb

Werribee

Period-from

01 Feb 2025

to

31 Jan 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

1/45 MORRIS ROAD HOPPERS CROSSING VIC 3029	\$490,000	18-Aug-25
2/3 SECOND AVENUE HOPPERS CROSSING VIC 3029	\$495,000	20-Aug-25
1/21 MALLEEHEN STREET WERRIBEE VIC 3030	\$480,000	13-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: 03 February 2026


**1/45 MORRIS ROAD HOPPERS  
CROSSING VIC 3029**

 3
  1
  1

Sold Price **\$490,000** Sold Date **18-Aug-25**

Distance **1.1km**


**2/3 SECOND AVENUE HOPPERS  
CROSSING VIC 3029**

 2
  1
  2

Sold Price **\$495,000** Sold Date **20-Aug-25**

Distance **0.96km**


**1/21 MALLEEHEN STREET  
WERRIBEE VIC 3030**

 2
  1
  1

Sold Price **\$480,000** Sold Date **13-Dec-25**

Distance **1.08km**

RS = Recent sale      UN = Undisclosed Sale

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