

## 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

22 GRAVID STREET 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

\$390,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

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

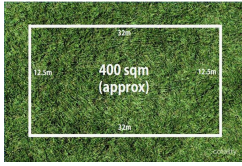
Date of sale

24 NATURA AVENUE WERRIBEE VIC 3030	\$386,500	28-Jan-25
11 NANDEWAR STREET WERRIBEE VIC 3030	\$407,000	22-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: 02 May 2026


**24 NATURA AVENUE WERRIBEE  
VIC 3030**

 Sold Price **\$386,500** Sold Date **28-Jan-25**

 Distance **0.06km**

**11 NANDEWAR STREET WERRIBEE  
VIC 3030**

 Sold Price **\$407,000** Sold Date **22-Jul-25**

 Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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