

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

5 STEER 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,000

Property type

Land

Suburb

Werribee

Period-from

01 Aug 2025

to

31 Jul 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

104 DUTCHELM AVENUE WERRIBEE VIC 3030	\$427,000	26-Oct-25
62 FARM ROAD WERRIBEE VIC 3030	\$455,000	18-Feb-26

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: 13 August 2026

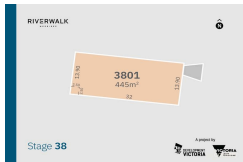


104 DUTCHELM AVENUE WERRIBEE VIC 3030

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Sold Price **\$427,000** Sold Date **26-Oct-25**

Distance **0.11km**



62 FARM ROAD WERRIBEE VIC 3030

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Sold Price **\$455,000** Sold Date **18-Feb-26**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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