

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

1/33 QUAY BOULEVARD WERRIBEE SOUTH 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Werribee South

Period-from

01 Apr 2025

to

31 Mar 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

2/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$500,000	06-Dec-24
226/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$485,000	07-Jul-25
228/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$485,000	31-Mar-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 April 2026



gurpreet kaur
 P 0393959774
 M 0433165647
 E sales@legacyrealtors.com.au



**2/33 QUAY BOULEVARD
 WERRIBEE SOUTH VIC 3030**

2 2 2

Sold Price **\$500,000** Sold Date **06-Dec-24**

Distance **0.02km**



**226/33 QUAY BOULEVARD
 WERRIBEE SOUTH VIC 3030**

2 2 2

Sold Price **\$485,000** Sold Date **07-Jul-25**

Distance **0.02km**



**228/33 QUAY BOULEVARD
 WERRIBEE SOUTH VIC 3030**

2 2 2

Sold Price Sold Date **31-Mar-25**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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