

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
14 MUSGRAVE 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 \$740,000 & \$785,000

Median sale price

(*Delete house or unit as applicable)

| | | |
|--|---|--------------------------------------|
| Median Price <input type="text"/> | Property type <input type="text"/> Land | Suburb <input type="text"/> Werribee |
| Period-from <input type="text"/> 01 Feb 2025 | to <input type="text"/> 31 Jan 2026 | Source <input type="text"/> 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 LAXMI AVENUE WERRIBEE VIC 3030 | \$780,000 | 12-Sep-25 |
| 15 ALFRED ROAD WERRIBEE VIC 3030 | \$800,000 | 24-Aug-25 |
| 8 MAHATMA ROAD WERRIBEE VIC 3030 | \$765,000 | 05-Jan-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: 12 February 2026



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1 LAXMI AVENUE WERRIBEE VIC
3030

Sold Price

\$780,000 Sold Date 12-Sep-25



4



2



2

Distance

1.27km



15 ALFRED ROAD WERRIBEE VIC
3030

Sold Price

\$800,000 Sold Date 24-Aug-25



4



2



2

Distance

1.32km



8 MAHATMA ROAD WERRIBEE VIC
3030

Sold Price

^{RS} \$765,000 Sold Date 05-Jan-26



4



2



2

Distance

0.79km

RS = Recent sale UN = Undisclosed Sale

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