

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	91 Princes Hwy, Werribee, VIC 3030
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$1,190,000	&	\$1,300,000
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Median sale price

Median price	\$625,000	Property Type	House	Suburb	Werribee (3030)
Period - From	01/12/2024	to	30/11/2025	Source	Cotality

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
117 PRINCES HIGHWAY, WERRIBEE VIC 3030	\$1,900,000	21/06/2025
119 PRINCES HIGHWAY, WERRIBEE VIC 3030	\$1,500,000	21/06/2025
42 NANTILLA CRESCENT, WERRIBEE VIC 3030	\$1,080,000	20/11/2025

This Statement of Information was prepared on: 18/12/2025