

## 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 2/59 Tyrone 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)

Price Range \$440,000 & \$480,000

### Median sale price

Median price \$460,000 Property Type Unit Suburb Werribee (3030)

Period - From 01/03/2025 to 28/02/2026 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
1/4 VERA STREET, WERRIBEE VIC 3030	\$470,000	08/02/2026
1/21 MALLEEHEN STREET, WERRIBEE VIC 3030	\$480,000	13/12/2025
2/16 GRAZIER COURT, WERRIBEE VIC 3030	\$480,000	24/11/2025

This Statement of Information was prepared on: 27/03/2026