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: 104 Walls Road, Werribee, VIC 3030

Indicative selling price

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

Price Range: $750,000 & $800,000

Median sale price

Median price: $650,000 Property Type: House Suburb: Werribee (3030)

Period - From: 01/06/2025 to: 31/05/2026 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
7 KANA WAY, WERRIBEE VIC 3030	$792,500	27/04/2026
7 RIPARIAN STREET, WERRIBEE VIC 3030	$780,000	26/05/2026
42 PERRY ROAD, WERRIBEE VIC 3030	$762,500	01/04/2026

This Statement of Information was prepared on: 01/06/2026

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