

# 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	49 Margaret Street, Werribee, VIC 3030
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range	\$660,000	&	\$725,000
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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
14 STEWART DRIVE, WERRIBEE VIC 3030	\$680,000	08/10/2025
27 KRAMER STREET, WERRIBEE VIC 3030	\$700,000	14/08/2025
11 CASSOWARY AVENUE, WERRIBEE VIC 3030	\$688,888	10/10/2025

This Statement of Information was prepared on: 10/12/2025