

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 19 Fishbone Avenue, Werribee, VIC 3030

Indicative selling price

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

Price Range \$480,000 & \$525,000

Median sale price

Median price \$398,500 Property Type Vacant Land Suburb Werribee (3030)
Period - From 01/08/2024 to 31/07/2025 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 SHANTI CIRCUIT, WERRIBEE VIC 3030	\$505,000	20/05/2025
143 GEELONG ROAD, WERRIBEE VIC 3030	\$573,000	07/03/2025
21 CASSIDY ROAD, WERRIBEE VIC 3030	\$605,000	01/04/2025

This Statement of Information was prepared on: 11/08/2025