

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

18/66 DUNCANS ROAD WERRIBEE VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,050

Property type

Unit

Suburb

Werribee

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

21/66 DUNCANS ROAD WERRIBEE VIC 3030	\$420,000	10-Mar-26
4/66 DUNCANS ROAD WERRIBEE VIC 3030	\$478,000	09-Apr-26
2/7 TRINCA COURT WERRIBEE VIC 3030	\$467,500	13-Feb-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 June 2026



21/66 DUNCANS ROAD WERRIBEE VIC 3030 Sold Price **\$420,000** Sold Date **10-Mar-26**

 2  1  1

Distance **0km**



4/66 DUNCANS ROAD WERRIBEE VIC 3030 Sold Price **\$478,000** Sold Date **09-Apr-26**

 2  1  1

Distance **0km**



2/7 TRINCA COURT WERRIBEE VIC 3030 Sold Price **\$467,500** Sold Date **13-Feb-26**

 2  1  1

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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