

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

4/66 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2025

to

28 Feb 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

207/26 SALISBURY STREET WERRIBEE VIC 3030	\$480,000	20-Jan-26
2/9 CARTER CRESCENT WERRIBEE VIC 3030	\$490,000	04-Oct-24

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: 30 March 2026



**207/26 SALISBURY STREET
WERRIBEE VIC 3030**

 2  1  1

Sold Price

\$480,000

Sold Date

20-Jan-26

Distance

0.26km



**2/9 CARTER CRESCENT WERRIBEE
VIC 3030**

 2  1  1

Sold Price

\$490,000

Sold Date

04-Oct-24

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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