

## 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

2 CENTENARY CRESCENT WERRIBEE VIC 3030

### Indicative selling price

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

Single Price

\$630,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2025

to

30 Jun 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

139 SHAWS ROAD WERRIBEE VIC 3030	\$610,000	23-May-26
28 CENTENARY CRESCENT WERRIBEE VIC 3030	\$620,000	22-Feb-25

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: 06 July 2026



**139 SHAWS ROAD WERRIBEE VIC 3030**

Sold Price

**\$610,000**

Sold Date

**23-May-26**

 3  2  2

Distance

**0.04km**



**28 CENTENARY CRESCENT WERRIBEE VIC 3030**

Sold Price

**\$620,000**

Sold Date

**22-Feb-25**

 3  1  4

Distance

**0.22km**

RS = Recent sale

UN = Undisclosed Sale

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