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	1/21 BEAMISH STREET 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	$400,000	&	$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$455,000	Property type	Unit	Suburb	Werribee
Period-from	01 Feb 2025	to	31 Jan 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
4/38 MORTIMER STREET WERRIBEE VIC 3030	$405,000	25-Sep-25
25/18-20 GLEN STREET WERRIBEE VIC 3030	$420,000	23-Jan-26
2/20 RUSSELL STREET WERRIBEE VIC 3030	$435,000	27-Oct-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: 17 February 2026