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	7 MAYGRAND AVENUE 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Werribee
Period-from	01 Aug 2025	to	31 Jul 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
7 MANSFIELD DRIVE WERRIBEE VIC 3030	$717,500	17-Aug-26
28 JOSEPHINE STREET WERRIBEE VIC 3030	$681,000	31-Jul-26
11 ASPERA DRIVE WERRIBEE VIC 3030	$655,000	07-Jul-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: 28 August 2026

Janice Sae
M 0438972180
E janice.sae@jalinrealty.com



7 MANSFIELD DRIVE WERRIBEE VIC 3030

4 2 2

Sold Price RS $717,500 Sold Date 17-Aug-26

Distance 0.57km



28 JOSEPHINE STREET WERRIBEE VIC 3030

4 2 2

Sold Price RS $681,000 Sold Date 31-Jul-26

Distance 0.81km



11 ASPERA DRIVE WERRIBEE VIC 3030

4 2 2

Sold Price $655,000 Sold Date 07-Jul-26

Distance 0.31km

RS = Recent sale **UN** = Undisclosed Sale

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