

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

1/13 WHIMBREL COURT 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

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

12/139 TARNEIT ROAD WERRIBEE VIC 3030	\$478,000	21-Feb-25
8 VENTOSA WAY WERRIBEE VIC 3030	\$473,000	15-Mar-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: 16 July 2025



**12/139 TARNEIT ROAD WERRIBEE
VIC 3030**

3 1 1

Sold Price

\$478,000

Sold Date

21-Feb-25

Distance

1.16km



**8 VENTOSA WAY WERRIBEE VIC
3030**

2 1 1

Sold Price

\$473,000

Sold Date

15-Mar-25

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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