

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

1/32 TAMARIND CRESCENT 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$433,000

Property type

Unit

Suburb

Werribee

Period-from

01 Nov 2024

to

31 Oct 2025

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

1/45 PARRAMATTA ROAD WERRIBEE VIC 3030	\$490,000	13-Aug-25
1/13 WHIMBREL COURT WERRIBEE VIC 3030	\$485,000	25-Jul-25
9/52 LATHAM STREET WERRIBEE VIC 3030	\$440,000	20-Aug-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: 12 November 2025



**1/45 PARRAMATTA ROAD
WERRIBEE VIC 3030**

3 1 -

Sold Price

\$490,000

Sold Date **13-Aug-25**

Distance

0.93km



**1/13 WHIMBREL COURT WERRIBEE
VIC 3030**

3 1 1

Sold Price

\$485,000

Sold Date **25-Jul-25**

Distance

1.04km



**9/52 LATHAM STREET WERRIBEE
VIC 3030**

3 1 1

Sold Price

^{RS} **\$440,000**

Sold Date **20-Aug-25**

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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