

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 TYBURN CLOSE 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

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

4 MEMBREY CLOSE WERRIBEE VIC 3030	\$625,000	05-Feb-25
8 PAGNOCCOLO STREET WERRIBEE VIC 3030	\$640,000	07-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: 18 July 2025



4 MEMBREY CLOSE WERRIBEE VIC 3030 Sold Price **\$625,000** Sold Date **05-Feb-25**

 3  1  2

Distance **0.28km**



8 PAGNOCCOLO STREET WERRIBEE VIC 3030 Sold Price **\$640,000** Sold Date **07-Feb-25**

 3  1  2

Distance **2.63km**

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

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