

## 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

10 VAINA STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$579,999

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 May 2024

to

30 Apr 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 27 MANORVALE PARADE WERRIBEE VIC 3030 | \$575,000 | 21-Feb-25 |
| 18 JULIAN STREET WERRIBEE VIC 3030    | \$555,000 | 12-Apr-25 |
| 32 GOLDEN AVENUE WERRIBEE VIC 3030    | \$532,000 | 14-Dec-24 |

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: 01 May 2025



27 MANORVALE PARADE  
WERRIBEE VIC 3030

3 1 2

Sold Price **\$575,000** Sold Date **21-Feb-25**  
Distance **0.44km**



18 JULIAN STREET WERRIBEE VIC  
3030

3 1 2

Sold Price <sup>RS</sup> **\$555,000** Sold Date **12-Apr-25**  
Distance **0.67km**



32 GOLDEN AVENUE WERRIBEE  
VIC 3030

3 3 -

Sold Price **\$532,000** Sold Date **14-Dec-24**  
Distance **0.23km**

RS = Recent sale      UN = Undisclosed Sale

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