

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 12 GAMESLEY 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 \$720,000 & \$750,000

Median sale price

(*Delete house or unit as applicable)

Median price \$605,000 *House ☐ x *Unit ☐ Suburb WERRIBEE
Period - From 01 June 2024 to 30 May 2025 Source Core Logic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 66 TULSI AVENUE, WERRIBEE VIC 3030	\$740,000	21-Feb- 25
2. 125 TULSI AVENUE, WERRIBEE VIC 3030	\$783,000	29 –Jan - 25
3. 57 PERRY ROAD, WERRIBEE VIC 3030	\$742,500	21 – Feb - 25

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 six months.

Property data source: Corelogic.com.au. Generated on 22/07/2025.