

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 12 Haven Court, Werribee, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,750,000 & \$1,850,000

Median sale price

Median price \$620,000 Property Type House Suburb Werribee (3030)

Period - From 01/11/2024 to 31/10/2025 Source Cotality

Comparable property sales

A These are two 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
27 FILMONT DRIVE, WERRIBEE VIC 3030	\$1,535,000	02/10/2025
21 BAILEY STREET, WERRIBEE VIC 3030	\$1,320,500	03/06/2025

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.

This Statement of Information was prepared on: 12/11/2025