

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 Wattamolla Avenue, Werribee, VIC 3030

Indicative selling price

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

Price Range \$1,100,000 & \$1,200,000

Median sale price

Median price \$608,000 Property Type House Suburb Werribee (3030)

Period - From 01/09/2024 to 31/08/2025 Source Cotality

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
7 MARGARET STREET, WERRIBEE VIC 3030	\$1,150,000	05/05/2025
3 PURCELL COURT, WERRIBEE VIC 3030	\$1,030,000	17/04/2025
54 CHURCH STREET, WERRIBEE VIC 3030	\$1,255,000	12/04/2025

This Statement of Information was prepared on: 15/09/2025