# 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

128 MARKET ROAD 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	\$600,000	&	\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$620,000	Prop	erty type		House	Suburb	Werribee
Period-from	01 Nov 2024	to	31 Oct 2	2025	Source		Cotality

### 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
77B MARKET ROAD WERRIBEE VIC 3030	\$555,000	07-Jun-25
1 KAMERUKA COURT WERRIBEE VIC 3030	\$617,000	22-Oct-25
121 PARRAMATTA ROAD WERRIBEE VIC 3030	\$655,000	30-Sep-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: 25 November 2025





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77B MARKET ROAD WERRIBEE VIC Sold Price 3030

\$555,000 Sold Date 07-Jun-25

Distance

0.72km



1 KAMERUKA COURT WERRIBEE **VIC 3030** 

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Sold Price

\$617,000 Sold Date 22-Oct-25

Distance 0.73km



121 PARRAMATTA ROAD WERRIBEE VIC 3030

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Sold Price

\$655,000 Sold Date 30-Sep-25

Distance

0.75km



1 ADARE PLACE WERRIBEE VIC 3030

 $\Leftrightarrow$  1

Sold Price

\$592,000 Sold Date 13-Aug-25

Distance

0.71km

RS = Recent sale

**UN** = Undisclosed Sale

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