

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

15/22 VENTOSA WAY 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Sep 2024

to

31 Aug 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

18/139 TARNEIT ROAD WERRIBEE VIC 3030	\$425,000	24-May-25
1/14 KELLY STREET WERRIBEE VIC 3030	\$435,000	24-Jun-25
2/20 QUARBING STREET WERRIBEE VIC 3030	\$445,000	25-Apr-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: 04 September 2025



**18/139 TARNEIT ROAD WERRIBEE
VIC 3030**

Sold Price

\$425,000

Sold Date **24-May-25**

 2  1  1

Distance **0.32km**



**1/14 KELLY STREET WERRIBEE VIC
3030**

Sold Price

\$435,000

Sold Date **24-Jun-25**

 2  1  1

Distance **1.31km**



**2/20 QUARBING STREET
WERRIBEE VIC 3030**

Sold Price

\$445,000

Sold Date **25-Apr-25**

 2  1  1

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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