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<br>Including suburb and postcode | 151 TARNEIT 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 | $530,000 | & | $550,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $605,000 | Property type | House | Suburb | Werribee |
| Period-from | 01 Aug 2024 | to | 31 Jul 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 |
|---|---|---|
| 26 PARRAMATTA ROAD WERRIBEE VIC 3030 | $555,000 | 02-Apr-25 |
| 34 PURCHAS STREET WERRIBEE VIC 3030 | $547,000 | 21-Feb-25 |
| 2 JABIRU COURT WERRIBEE VIC 3030 | $520,000 | 08-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: 26 August 2025

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**26 PARRAMATTA ROAD WERRIBEE VIC 3030**

3 1 2

Sold Price **$555,000** Sold Date **02-Apr-25**

Distance **0.39km**



**34 PURCHAS STREET WERRIBEE VIC 3030**

3 1 2

Sold Price **$547,000** Sold Date **21-Feb-25**

Distance **0.65km**



**2 JABIRU COURT WERRIBEE VIC 3030**

3 1 2

Sold Price **$520,000** Sold Date **08-Apr-25**

Distance **0.67km**

**RS** = Recent sale **UN** = Undisclosed Sale

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