

## 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

16 TOTTERDOWN WAY WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### 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

28 ORINOCO CHASE WERRIBEE VIC 3030	\$695,000	14-May-25
15 GOLDENEYE CIRCUIT WERRIBEE VIC 3030	\$720,188	19-May-25
7 CANMORE STREET WERRIBEE VIC 3030	\$730,000	08-May-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: 19 August 2025



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**28 ORINOCO CHASE WERRIBEE  
VIC 3030**

4 2 2

Sold Price **\$695,000** Sold Date **14-May-25**

Distance **0.68km**



**15 GOLDENEYE CIRCUIT  
WERRIBEE VIC 3030**

4 2 2

Sold Price **\$720,188** Sold Date **19-May-25**

Distance **0.91km**



**7 CANMORE STREET WERRIBEE  
VIC 3030**

4 2 2

Sold Price **\$730,000** Sold Date **08-May-25**

Distance **1.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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