

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

16B MORIALTA CIRCUIT 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,550

Property type

House

Suburb

Werribee

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

34 TREEVE PARKWAY WERRIBEE VIC 3030	\$487,500	07-May-25
16 MORIALTA CIRCUIT WERRIBEE VIC 3030	\$480,000	20-Feb-25
90 GOLDENEYE CIRCUIT WERRIBEE VIC 3030	\$515,000	05-Jan-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 July 2025



**34 TREEVE PARKWAY WERRIBEE
VIC 3030**

 3  2  2

Sold Price

\$487,500

Sold Date **07-May-25**

Distance **0.05km**



**16 MORIALTA CIRCUIT WERRIBEE
VIC 3030**

 3  2  2

Sold Price

\$480,000

Sold Date **20-Feb-25**

Distance **0.01km**



**90 GOLDENEYE CIRCUIT
WERRIBEE VIC 3030**

 3  2  2

Sold Price

\$515,000

Sold Date **05-Jan-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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