

## 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

17 KARINYA CLOSE WERRIBEE VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,000

Property type

House

Suburb

Werribee

Period-from

01 Oct 2024

to

30 Sep 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 19 MISSISSIPPI PLACE WERRIBEE VIC 3030 | \$650,000 | 07-Jul-25 |
| 4 LATHAM STREET WERRIBEE VIC 3030      | \$660,000 | 10-Sep-25 |
| 9 THORNBILL DRIVE WERRIBEE VIC 3030    | \$658,000 | 23-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: 07 October 2025


**19 MISSISSIPPI PLACE WERRIBEE  
VIC 3030**
 3    1    2

Sold Price

**\$650,000**

Sold Date

**07-Jul-25**

Distance

**0.31km**

**4 LATHAM STREET WERRIBEE VIC  
3030**
 3    1    2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**10-Sep-25**

Distance

**0.94km**

**9 THORNBILL DRIVE WERRIBEE  
VIC 3030**
 3    1    2

Sold Price

**\$658,000**

Sold Date

**23-May-25**

Distance

**1.89km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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