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 Quinlan Court, Werribee Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range	$750,000	&	$790,000

Median sale price

Median price	$655,000	Property Type	House	Suburb	Werribee
Period - From	25/03/2025	to	24/03/2026	Source	Property Data

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 six 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
1	19 Leigh St WERRIBEE 3030	$700,000	03/03/2026
2	15 Quinlan Ct WERRIBEE 3030	$875,000	26/02/2026
3	17 Bunton Ct WERRIBEE 3030	$657,000	29/11/2025

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 six months.~~

This Statement of Information was prepared on: 25/03/2026 12:45

17 Quinlan Court, Werribee Vic 3030

Tony Gerace
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4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 606 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $790,000
Median House Price
25/03/2025 - 24/03/2026: $655,000

Comparable Properties



19 Leigh St WERRIBEE 3030 (REI)

4 2 2

Price: $700,000
Method: Auction Sale
Date: 03/03/2026
Property Type: House (Res)
Land Size: 732 sqm approx

Agent Comments



15 Quinlan Ct WERRIBEE 3030 (REI)

4 2 2

Price: $875,000
Method: Private Sale
Date: 26/02/2026
Property Type: House
Land Size: 606 sqm approx

Agent Comments



17 Bunton Ct WERRIBEE 3030 (REI/VG)

4 2 2

Price: $657,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 643 sqm approx

Agent Comments

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