

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

19/5 OVENS COURT 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Unit

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

2/6 JACQUELINE CLOSE WERRIBEE VIC 3030	\$455,000	02-Jul-25
1/2 DIXON AVENUE WERRIBEE VIC 3030	\$429,000	06-Aug-25
1/14 KELLY STREET WERRIBEE VIC 3030	\$435,000	24-Jun-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: 23 October 2025

**2/6 JACQUELINE CLOSE
WERRIBEE VIC 3030**

2 1 1

Sold Price **\$455,000** Sold Date **02-Jul-25**Distance **0.39km****1/2 DIXON AVENUE WERRIBEE VIC
3030**

2 1 1

Sold Price **\$429,000** Sold Date **06-Aug-25**Distance **1.11km****1/14 KELLY STREET WERRIBEE VIC
3030**

2 1 1

Sold Price **\$435,000** Sold Date **24-Jun-25**Distance **1.4km****RS** = Recent sale**UN** = Undisclosed Sale

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