

## 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

216/50 CATAMARAN DRIVE WERRIBEE SOUTH 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

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Werribee South

Period-from

01 Dec 2024

to

30 Nov 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

13/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$410,000	15-Oct-25
8/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	\$410,000	28-Nov-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 December 2025



## 13/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030

2 1 1

Sold Price **\$410,000** Sold Date **15-Oct-25**

Distance **0.29km**



## 8/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030

2 1 1

Sold Price <sup>RS</sup> **\$410,000** <sup>UN</sup> Sold Date **28-Nov-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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