

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

23 ARGYLE CRESCENT 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

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2024

to

31 Aug 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 SETTLER COURT WERRIBEE VIC 3030	\$593,250	23-Aug-25
56 TAMARIND CRESCENT WERRIBEE VIC 3030	\$620,000	31-Jul-25
9 LORIKEET COURT WERRIBEE VIC 3030	\$600,000	25-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: 03 September 2025



2 SETTLER COURT WERRIBEE VIC 3030

Sold Price

^{RS}

\$593,250

Sold Date

23-Aug-25

 3

 1

 2

Distance

0.13km



56 TAMARIND CRESCENT WERRIBEE VIC 3030

Sold Price

^{RS}

\$620,000

^{UN}

Sold Date

31-Jul-25

 3

 1

 4

Distance

0.19km



9 LORIKEET COURT WERRIBEE VIC 3030

Sold Price

\$600,000

Sold Date

25-Jan-25

 3

 1

 2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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