

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

27 Karinya Close, Werribee Vic 3030

Indicative selling price

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

Range between \$625,000

&

\$685,000

Median sale price

Median price \$680,000

Property Type House

Suburb Werribee

Period - From 01/04/2026

to

30/06/2026

Source REIV

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	38 Karinya CI WERRIBEE 3030	\$600,000	14/08/2026
2	12 Tiber CI WERRIBEE 3030	\$600,000	11/06/2026
3	9 Kestrel PI WERRIBEE 3030	\$615,000	08/05/2026

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:

21/08/2026 15:26

27 Karinya Close, Werribee Vic 3030

Tony Gerace
03 9687 1344
0411 1217001
tonygerace@burnham.com.au



Property Type: Land
Land Size: 522 sqm approx
Agent Comments

Indicative Selling Price
\$625,000 - \$685,000
Median House Price
June quarter 2026: \$680,000

Comparable Properties



38 Karinya CI WERRIBEE 3030 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 14/08/2026
Property Type: House



12 Tiber CI WERRIBEE 3030 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 11/06/2026
Property Type: House (Res)
Land Size: 530 sqm approx

9 Kestrel PI WERRIBEE 3030 (VG)

Agent Comments



Price: \$615,000
Method: Sale
Date: 08/05/2026
Property Type: House (Res)
Land Size: 575 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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