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	3/2-4 RUTMAN CLOSE 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	$450,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Werribee
Period-from	01 Mar 2025	to	28 Feb 2026	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
2/145 ROSELLA AVENUE WERRIBEE VIC 3030	$430,000	14-Nov-25
2/16 GRAZIER COURT WERRIBEE VIC 3030	$480,000	24-Nov-25
3/73-75 ROSELLA AVENUE WERRIBEE VIC 3030	$510,000	08-Jan-26

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.~~

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2/145 ROSELLA AVENUE WERRIBEE VIC 3030

3 1 1

Sold Price **$430,000** Sold Date **14-Nov-25**

Distance **0.32km**

2/16 GRAZIER COURT WERRIBEE VIC 3030

2 1 1

Sold Price **$480,000** Sold Date **24-Nov-25**

Distance **0.35km**

3/73-75 ROSELLA AVENUE WERRIBEE VIC 3030

3 1 1

Sold Price **$510,000** Sold Date **08-Jan-26**

Distance **0.38km**

1/49-55 ROSELLA AVENUE WERRIBEE VIC 3030

3 1 1

Sold Price **$515,000** Sold Date **16-Jan-26**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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