

# 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 33 Gabrielle Close, Werribee, VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$990,000

&

\$1,050,000

### Median sale price

Median price

\$617,000

Property Type

House

Suburb

Werribee (3030)

Period - From

01/10/2024

to

30/09/2025

Source

Cotality

### Comparable property sales

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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 |
|------------------------------------|-------------|--------------|
| 9 HAVEN COURT, WERRIBEE VIC 3030   | \$1,120,000 | 12/05/2025   |
| 6 LAROSE PLACE, WERRIBEE VIC 3030  | \$1,100,000 | 07/06/2025   |
| 18 YANKOS DRIVE, WERRIBEE VIC 3030 | \$960,000   | 02/08/2025   |

This Statement of Information was prepared on: 29/10/2025