

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 34 Iluka Drive, Werribee, VIC 3030

Indicative selling price

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

Price Range

\$480,000

&

\$520,000

Median sale price

Median price

\$608,000

Property Type

House

Suburb

Werribee (3030)

Period - From

01/09/2024

to

31/08/2025

Source

Cotality

Comparable property sales

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
10 WALLARA ROAD, WERRIBEE VIC 3030	\$540,000	01/07/2025
3 DANIEL COURT, WERRIBEE VIC 3030	\$570,000	02/05/2025
12 GLAMORGAN AVENUE, WERRIBEE VIC 3030	\$552,000	06/05/2025

This Statement of Information was prepared on: 15/09/2025