

STATEMENT OF INFORMATION

35 GAMBUSIA ROAD, WERRIBEE, VIC 3030

PREPARED BY KULJIT BAJWA, OSKO REAL ESTATE AGENCY



R E A L E S T A T E



REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 GAMBUSIA ROAD, WERRIBEE, VIC

4 2 1

Indicative Selling Price

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

Price Range: \$680,000 to \$710,000

Provided by: Kuljit Bajwa, OSKO Real Estate Agency

MEDIAN SALE PRICE



WERRIBEE, VIC, 3030

Suburb Median Sale Price (House)

\$670,000

01 April 2026 to 30 June 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7 JANAKI ST, WERRIBEE, VIC 3030

4 3 1

Sale Price

***\$710,000**

Sale Date: 23/04/2026

Distance from Property: 54m



This report has been compiled on 12/08/2026 by OSKO Real Estate Agency. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

35 GAMBUSIA ROAD, WERRIBEE, VIC 3030

Indicative selling price

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

Price Range:

\$680,000 to \$710,000

Median sale price

Median price

\$670,000

Property type

House

Suburb

WERRIBEE

Period

01 April 2026 to 30 June 2026

Source

pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

7 JANAKI ST, WERRIBEE, VIC 3030

*\$710,000

23/04/2026

This Statement of Information was prepared on:

12/08/2026