

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

38 ORINOCO CHASE 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2024

to

31 Jul 2025

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

4 DUCLAIR AVENUE WERRIBEE VIC 3030	\$668,000	21-Jun-25
16 WIRRUNA STREET WERRIBEE VIC 3030	\$645,000	01-Jul-25
10 LYRIC DRIVE MAMBOURIN VIC 3024	\$645,000	31-Jul-25

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.~~

This Statement of Information was prepared on: 13 August 2025


**4 DUCLAIR AVENUE WERRIBEE
VIC 3030**

 4
  2
  2

Sold Price

^{RS}
\$668,000

Sold Date

21-Jun-25

Distance

0.26km

**16 WIRRUNA STREET WERRIBEE
VIC 3030**

 4
  2
  2

Sold Price

\$645,000

Sold Date

01-Jul-25

Distance

0.79km

**10 LYRIC DRIVE MAMBOURIN VIC
3024**

 4
  2
  2

Sold Price

^{RS}
\$645,000

Sold Date

31-Jul-25

Distance

1.5km
RS = Recent sale

UN = Undisclosed Sale

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