

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

4 Bittern Court, 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

\$550,000

&

\$600,000

Median sale price

Median price

\$610,850

Property type

House

Suburb

Werribee

Period - From

Aug 2024

to

Jul 2025

Source

<https://www.realestate.com.au/vic/werribee-3030/>

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 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

40 Silvereys Crescent, Werribee Vic 3030	\$610,000	11/08/25

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 six months.

This Statement of Information was prepared on: 20/08/25