

## 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 DOBELL CRESCENT WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$625,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Werribee

Period-from

01 May 2025

to

30 Apr 2026

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

8 WHIMBREL COURT WERRIBEE VIC 3030	\$635,000	16-Apr-26
7 MINER COURT WERRIBEE VIC 3030	\$670,000	03-Mar-26
24 SILVEREYE CRESCENT WERRIBEE VIC 3030	\$635,000	04-Mar-26

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 May 2026



**8 WHIMBREL COURT WERRIBEE VIC 3030**

3 1 1

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date **16-Apr-26**

Distance **0.88km**



**7 MINER COURT WERRIBEE VIC 3030**

3 1 -

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date **03-Mar-26**

Distance **0.49km**



**24 SILVEREYE CRESCENT WERRIBEE VIC 3030**

3 1 1

Sold Price

**\$635,000**

Sold Date **04-Mar-26**

Distance **0.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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