

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 GOSFIELD DRIVE 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

\$270,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,550

Property type

Other

Suburb

Werribee

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

1 SPRINGHURST AVENUE WERRIBEE VIC 3030	\$282,000	26-Nov-24
9 SPRINGHURST AVENUE WERRIBEE VIC 3030	\$281,000	09-Aug-24
3 HORSES STREET WERRIBEE VIC 3030	\$278,000	17-Jul-24

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: 20 June 2025



**1 SPRINGHURST AVENUE
WERRIBEE VIC 3030**

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Sold Price **\$282,000** Sold Date **26-Nov-24**

Distance **0.4km**

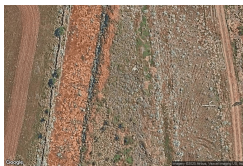


**9 SPRINGHURST AVENUE
WERRIBEE VIC 3030**

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Sold Price **\$281,000** Sold Date **09-Aug-24**

Distance **0.44km**



**3 HORSES STREET WERRIBEE VIC
3030**

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Sold Price **\$278,000** Sold Date **17-Jul-24**

Distance **0.51km**

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

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