

## 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 LATHAM STREET WERRIBEE VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$595,000

&

\$650,000

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 3 NIAGARA WAY WERRIBEE VIC 3030        | \$610,000 | 03-May-25 |
| 19 MISSISSIPPI PLACE WERRIBEE VIC 3030 | \$650,000 | 09-Jul-25 |
| 69 TAMARIND CRESCENT WERRIBEE VIC 3030 | \$607,000 | 08-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: 27 August 2025



### 3 NIAGARA WAY WERRIBEE VIC 3030

 3
  1
  2

Sold Price

**\$610,000**

Sold Date **03-May-25**

Distance **0.78km**



### 19 MISSISSIPPI PLACE WERRIBEE VIC 3030

 3
  1
  2

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date **09-Jul-25**

Distance **0.81km**



### 69 TAMARIND CRESCENT WERRIBEE VIC 3030

 3
  1
  1

Sold Price

**\$607,000**

Sold Date **08-Jul-25**

Distance **0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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