

## 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 TROUP COURT 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

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$603,550

Property type

House

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 6 ADARE PLACE WERRIBEE VIC 3030       | \$560,000 | 13-Mar-25 |
| 27 MANORVALE PARADE WERRIBEE VIC 3030 | \$575,000 | 21-Feb-25 |
| 8 COOROOBONG STREET WERRIBEE VIC 3030 | \$550,000 | 14-Apr-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: 21 June 2025



**6 ADARE PLACE WERRIBEE VIC 3030**

3 1 1

Sold Price **\$560,000** Sold Date **13-Mar-25**

Distance **0.38km**



**27 MANORVALE PARADE WERRIBEE VIC 3030**

3 1 2

Sold Price **\$575,000** Sold Date **21-Feb-25**

Distance **0.65km**



**8 COOROOBONG STREET WERRIBEE VIC 3030**

3 1 2

Sold Price **\$550,000** Sold Date **14-Apr-25**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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