

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 TUMUT 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2025

to

31 Jul 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

2 PARRAMATTA ROAD WERRIBEE VIC 3030	\$612,000	21-Sep-25
77 TAMARIND CRESCENT WERRIBEE VIC 3030	\$660,000	26-Nov-25
9 SNOWY COURT WERRIBEE VIC 3030	\$620,000	10-Dec-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: 19 August 2026



2 PARRAMATTA ROAD WERRIBEE VIC 3030

3 2 2

Sold Price

\$612,000

Sold Date

21-Sep-25

Distance

0.06km



77 TAMARIND CRESCENT WERRIBEE VIC 3030

3 2 1

Sold Price

\$660,000

Sold Date

26-Nov-25

Distance

0.16km



9 SNOWY COURT WERRIBEE VIC 3030

3 1 2

Sold Price

\$620,000

Sold Date

10-Dec-25

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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