

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 WILLOW STREET 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

\$649,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2024

to

31 Aug 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

4 LATHAM STREET WERRIBEE VIC 3030	\$660,000	10-Sep-25
8 SANDERLING STREET WERRIBEE VIC 3030	\$655,000	08-Sep-25
19 MISSISSIPPI PLACE WERRIBEE VIC 3030	\$650,000	07-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: 25 September 2025



4 LATHAM STREET WERRIBEE VIC 3030

Sold Price

^{RS}

\$660,000

Sold Date

10-Sep-25

 3

 1

 2

Distance

1.07km



8 SANDERLING STREET WERRIBEE VIC 3030

Sold Price

^{RS}

\$655,000

Sold Date

08-Sep-25

 3

 1

 2

Distance

1.7km



19 MISSISSIPPI PLACE WERRIBEE VIC 3030

Sold Price

\$650,000

Sold Date

07-Jul-25

 3

 1

 2

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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