

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

40 KIELY AVENUE 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

\$745,000

&

\$819,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Werribee

Period-from

Apr 2025

to

Mar 2026

Source

<https://www.realestate.com.au/vic/werribee-3030/>

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

10 WALLAROO SQUARE WERRIBEE VIC 3030	\$875,000	18-Feb-26
4 DELATITE COURT WERRIBEE VIC 3030	\$935,001	15-Jan-26
16 COULTON COURT WERRIBEE VIC 3030	\$830,000	14-Nov-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: 24 February 2026



10 WALLAROO SQUARE WERRIBEE
VIC 3030

 4
  2
  4

Sold Price

\$875,500

Sold Date

18-Feb-26

Distance

0.5km

Note: Larger house with 805m² lot



4 DELATITE COURT WERRIBEE
VIC 3030

 4
  2
  2

Sold Price

\$935,001

Sold Date

15-Jan-2026

Distance

1.0km

Note: Larger house with 873m² lot



16 COULTON COURT WERRIBEE
VIC 3030

 3
  1
  2

Sold Price

^{RS}**\$830,000**

Sold Date

14-Nov-2025

Distance

5.4km

Note: larger house size with 864 m² lot near Riverwalk

RS = Recent sale

UN = Undisclosed Sale

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