

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

41 RAWSON CIRCUIT 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

\$749,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$394,500

Property type

Land

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

58 SHANTI CIRCUIT WERRIBEE VIC 3030	\$780,000	13-Jun-25
60 SHANTI CIRCUIT WERRIBEE VIC 3030	\$746,500	20-Apr-24
49 RAWSON CIRCUIT WERRIBEE VIC 3030	\$830,000	29-Jun-24

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: 29 September 2025



58 SHANTI CIRCUIT WERRIBEE VIC 3030 Sold Price **\$780,000** Sold Date **13-Jun-25**

 4  2  3

Distance **0.03km**



60 SHANTI CIRCUIT WERRIBEE VIC 3030 Sold Price **\$746,500** Sold Date **20-Apr-24**

 4  2  2

Distance **0.03km**



49 RAWSON CIRCUIT WERRIBEE VIC 3030 Sold Price **\$830,000** Sold Date **29-Jun-24**

 4  2  2

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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