

## 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

43 PARRAMATTA ROAD 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

&

\$600,000

### 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

4 LACHLAN COURT WERRIBEE VIC 3030	\$570,000	04-Feb-25
81 PARRAMATTA ROAD WERRIBEE VIC 3030	\$584,000	22-Mar-25
8 MURCHISON COURT WERRIBEE VIC 3030	\$590,000	19-Dec-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: 11 June 2025



**4 LACHLAN COURT WERRIBEE VIC 3030** Sold Price **\$570,000** Sold Date **04-Feb-25**

 3  1  -

Distance **0.2km**



**81 PARRAMATTA ROAD WERRIBEE VIC 3030** Sold Price **\$584,000** Sold Date **22-Mar-25**

 3  1  2

Distance **0.32km**



**8 MURCHISON COURT WERRIBEE VIC 3030** Sold Price **\$590,000** Sold Date **19-Dec-24**

 3  1  2

Distance **0.44km**

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

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