

## 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

45 TAWORRI CRESCENT WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2024

to

31 Oct 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 10 AMAROO WALK WERRIBEE VIC 3030      | \$690,000 | 15-Sep-25 |
| 22 KURRALI CRESCENT WERRIBEE VIC 3030 | \$690,000 | 06-Sep-25 |
| 13 TUNDRA ESPLANADE WERRIBEE VIC 3030 | \$725,000 | 24-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: 24 November 2025



## 10 AMAROO WALK WERRIBEE VIC 3030

4 2 2

Sold Price

**\$690,000**

Sold Date

**15-Sep-25**

Distance

**0.15km**



## 22 KURRALI CRESCENT WERRIBEE VIC 3030

4 2 2

Sold Price

Sold Date

**06-Sep-25**

Distance

**0.47km**



## 13 TUNDRA ESPLANADE WERRIBEE VIC 3030

4 2 2

Sold Price

**\$725,000**

Sold Date

**24-Jul-25**

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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