

## 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

48 TARNEIT ROAD 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

\$639,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Werribee

Period-from

01 Oct 2024

to

30 Sep 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 9 THORNBILL DRIVE WERRIBEE VIC 3030   | \$658,000 | 23-May-25 |
| 8 SANDERLING STREET WERRIBEE VIC 3030 | \$655,000 | 21-Aug-25 |
| 3 SNOWY COURT WERRIBEE VIC 3030       | \$640,000 | 25-Aug-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: 01 October 2025



## 9 THORNBILL DRIVE WERRIBEE VIC 3030

3 1 2

Sold Price

**\$658,000**

Sold Date **23-May-25**

Distance

**0.7km**



## 8 SANDERLING STREET WERRIBEE VIC 3030

3 1 2

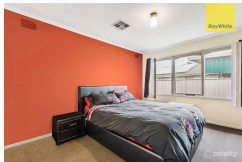
Sold Price

**\$655,000**

Sold Date **21-Aug-25**

Distance

**0.97km**



## 3 SNOWY COURT WERRIBEE VIC 3030

3 2 2

Sold Price

**\$640,000**

Sold Date **25-Aug-25**

Distance

**1km**

RS = Recent sale

UN = Undisclosed Sale

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