

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

5 BENSON DRIVE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

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

15 WONDERLAND ROAD WERRIBEE VIC 3030	\$580,000	05-May-25
9 BATTLE ROAD WERRIBEE VIC 3030	\$570,000	05-Jun-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 September 2025


**15 WONDERLAND ROAD
WERRIBEE VIC 3030**

 3
  2
  2

Sold Price **\$580,000** Sold Date **05-May-25**

Distance **3.02km**


**9 BATTLE ROAD WERRIBEE VIC
3030**

 3
  2
  2

Sold Price **\$570,000** Sold Date **05-Jun-25**

Distance **3.24km**

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

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