

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 MONTANA 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

\$545,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Werribee

Period-from

01 Aug 2024

to

31 Jul 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

2/53 MARGARET STREET WERRIBEE VIC 3030	\$550,000	05-Mar-25
1/5 ODESSA COURT WERRIBEE VIC 3030	\$535,000	14-Jul-25
3/20 STAWELL STREET WERRIBEE VIC 3030	\$540,000	19-Apr-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: 11 August 2025



**2/53 MARGARET STREET
WERRIBEE VIC 3030**

 3  2  2

Sold Price **\$550,000** Sold Date **05-Mar-25**

Distance **1.96km**



**1/5 ODESSA COURT WERRIBEE
VIC 3030**

 3  2  1

Sold Price ^{RS} **\$535,000** Sold Date **14-Jul-25**

Distance **0.09km**



**3/20 STAWELL STREET WERRIBEE
VIC 3030**

 3  1  2

Sold Price **\$540,000** Sold Date **19-Apr-25**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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