

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

6 GRIFFITH STREET 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,000

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

6 JELLICOE STREET WERRIBEE VIC 3030	\$720,000	12-Aug-25
19 QUEENS COURT WERRIBEE VIC 3030	\$715,000	06-Aug-24
11 NANTILLA CRESCENT WERRIBEE VIC 3030	\$710,000	07-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: 31 October 2025



**6 JELLCOE STREET WERRIBEE
VIC 3030**

 3  1  2

Sold Price

^{RS}

\$720,000

Sold Date

12-Aug-25

Distance

0.19km



**19 QUEENS COURT WERRIBEE VIC
3030**

 3  1  3

Sold Price

\$715,000

Sold Date

06-Aug-24

Distance

0.69km



**11 NANTILLA CRESCENT
WERRIBEE VIC 3030**

 3  1  1

Sold Price

\$710,000

Sold Date

07-Jul-25

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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