

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 IVY COURT 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

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

79 TINDALE BOULEVARD WERRIBEE VIC 3030	\$800,000	17-May-25
12 MAGDALA STREET WERRIBEE VIC 3030	\$853,000	31-May-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: 04 August 2025



79 TINDALE BOULEVARD
WERRIBEE VIC 3030

4 2 2

Sold Price **\$800,000** Sold Date **17-May-25**

Distance **0.28km**



12 MAGDALA STREET WERRIBEE
VIC 3030

4 2 2

Sold Price **\$853,000** Sold Date **31-May-25**

Distance **1.86km**

RS = Recent sale UN = Undisclosed Sale

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