

## 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 NEBO COURT 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

\$699,999

&

\$749,999

### 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 2 LINDA COURT WERRIBEE VIC 3030   | \$703,250 | 11-Sep-25 |
| 35 ROWES ROAD WERRIBEE VIC 3030   | \$696,500 | 18-Sep-25 |
| 7 GERALD STREET WERRIBEE VIC 3030 | \$705,000 | 01-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: 24 October 2025



## 2 LINDA COURT WERRIBEE VIC 3030

 3
  2
  2

Sold Price

**\$703,250**

Sold Date

**11-Sep-25**

Distance

**0.65km**


## 35 ROWES ROAD WERRIBEE VIC 3030

 3
  2
  1

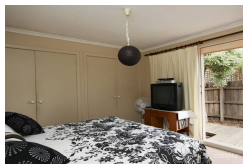
Sold Price

<sup>RS</sup> **\$696,500**

Sold Date

**18-Sep-25**

Distance

**0.65km**


## 7 GERALD STREET WERRIBEE VIC 3030

 4
  2
  1

Sold Price

**\$705,000**

Sold Date

**01-Jul-25**

Distance

**0.78km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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