

## 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

6A RAILWAY AVENUE 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

\$475,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Werribee

Period-from

01 May 2025

to

30 Apr 2026

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

9/139 TARNEIT ROAD WERRIBEE VIC 3030	\$480,000	14-May-26
1/32 TAMARIND CRESCENT WERRIBEE VIC 3030	\$505,000	22-Dec-25
28 FIONA COURT WERRIBEE VIC 3030	\$500,000	11-Mar-26

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: 20 May 2026


**9/139 TARNEIT ROAD WERRIBEE  
VIC 3030**
 3  1  -

Sold Price

RS

**\$480,000**

Sold Date

**14-May-26**

Distance

**0.94km**

**1/32 TAMARIND CRESCENT  
WERRIBEE VIC 3030**
 3  1  1

Sold Price

**\$505,000**

Sold Date

**22-Dec-25**

Distance

**0.98km**

**28 FIONA COURT WERRIBEE VIC  
3030**
 2  1  1

Sold Price

**\$500,000**

Sold Date

**11-Mar-26**

Distance

**0.98km**

RS = Recent sale

UN = Undisclosed Sale

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