

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 SOMERSET CLOSE 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2024

to

31 Oct 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
27 DONGALA DRIVE WERRIBEE VIC 3030	\$705,000	26-Aug-25
26 DERWENT ROAD WERRIBEE VIC 3030	\$720,000	25-Oct-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: 14 November 2025



2 LINDA COURT WERRIBEE VIC 3030

3 2 2

Sold Price **\$703,250** Sold Date **11-Sep-25**

Distance **0.3km**



27 DONGALA DRIVE WERRIBEE VIC 3030

4 2 2

Sold Price **\$705,000** Sold Date **26-Aug-25**

Distance **1.45km**



26 DERWENT ROAD WERRIBEE VIC 3030

3 2 2

Sold Price ^{RS} **\$720,000** Sold Date **25-Oct-25**

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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