

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 7 Kimberley Road, Werribee, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$550,000

Median sale price

Median price \$605,000 Property Type House Suburb Werribee (3030)

Period - From 01/04/2024 to 31/03/2025 Source Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 TERRIGAL COURT, WERRIBEE VIC 3030	\$557,500	18/12/2024
10 GENTZEN DRIVE, WYNDHAM VALE VIC 3024	\$570,000	05/11/2024
23 MILLEWA WAY, WYNDHAM VALE VIC 3024	\$565,000	01/03/2025

This Statement of Information was prepared on: 23/04/2025