

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 LODDON 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

\$665,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,550

Property type

House

Suburb

Werribee

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

| | | |
|--|-----------|-----------|
| 35 SHOALHAVEN STREET WERRIBEE VIC 3030 | \$673,000 | 31-May-25 |
| 11 GOULBURN COURT WERRIBEE VIC 3030 | \$665,000 | 31-May-25 |
| 104 ROSELLA AVENUE WERRIBEE VIC 3030 | \$665,000 | 31-Jan-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: 02 July 2025



35 SHOALHAVEN STREET
WERRIBEE VIC 3030

4 2 2

Sold Price ^{RS} \$673,000 Sold Date 31-May-25

Distance 0.21km



11 GOULBURN COURT WERRIBEE
VIC 3030

4 2 2

Sold Price ^{RS} \$665,000 Sold Date 31-May-25

Distance 0.78km



104 ROSELLA AVENUE WERRIBEE
VIC 3030

4 2 2

Sold Price \$665,000 Sold Date 31-Jan-25

Distance 1.05km

RS = Recent sale UN = Undisclosed Sale

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