

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 WANDERER 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2025

to

31 May 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

7 GREENSHANK COURT WERRIBEE VIC 3030	\$650,000	16-Apr-26
33 TORRENS STREET WERRIBEE VIC 3030	\$650,000	24-Jun-26
5 SCOTT STREET WERRIBEE VIC 3030	\$680,000	16-Jun-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: 30 June 2026



7 GREENSHANK COURT WERRIBEE VIC 3030

Sold Price

\$650,000

Sold Date

16-Apr-26



3



2



1

Distance

0.17km



33 TORRENS STREET WERRIBEE VIC 3030

Sold Price

^{RS}**\$650,000**

Sold Date

24-Jun-26



3



2



2

Distance

1.63km



5 SCOTT STREET WERRIBEE VIC 3030

Sold Price

^{RS}**\$680,000** ^{UN}

Sold Date

16-Jun-26



3



2



2

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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