

## 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

71 TIMBARRA DRIVE WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$603,550

Property type

House

Suburb

Werribee

Period-from

01 Jun 2024

to

31 May 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

LOT 3938 BOMBARDIER STREET WERRIBEE VIC 3030	647000	26-Jan-25
26 FALCATA AVENUE WERRIBEE VIC 3030	665000	20-Jun-25
42 ALFRED ROAD WERRIBEE VIC 3030	667000	13-Jun-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: 26 June 2025



**LOT 3938 BOMBARDIER STREET  
WERRIBEE VIC 3030**

4 2 2

Sold Price **647000** Sold Date **26-Jan-25**

Distance **1.39km**



**26 FALCATA AVENUE WERRIBEE  
VIC 3030**

4 2 2

Sold Price <sup>RS</sup> **665000** Sold Date **20-Jun-25**

Distance **0.86km**



**42 ALFRED ROAD WERRIBEE VIC  
3030**

4 2 2

Sold Price <sup>RS</sup> **667000** Sold Date **13-Jun-25**

Distance **0.84km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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