

## 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  
77 ABBEYGATE DRIVE 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  \$580,000 &  \$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> Land	Suburb <input type="text"/> Werribee
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> 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
91 ABBEYGATE DRIVE WERRIBEE VIC 3030	\$630,000	10-Oct-25
33 OTAGO GROVE WERRIBEE VIC 3030	\$618,500	14-Nov-25
3 YALLAROO CHASE WERRIBEE VIC 3030	\$560,000	27-Nov-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: 20 January 2026



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**91 ABBEYGATE DRIVE WERRIBEE VIC 3030**

Sold Price

**\$630,000** Sold Date **10-Oct-25**

4 2 1

Distance **0.09km**



**33 OTAGO GROVE WERRIBEE VIC 3030**

Sold Price

**\$618,500** Sold Date **14-Nov-25**

4 2 1

Distance **1.57km**



**3 YALLAROO CHASE WERRIBEE VIC 3030**

Sold Price

**RS \$560,000** Sold Date **27-Nov-25**

3 2 1

Distance **1.18km**

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

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