

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

79 COLDSTREAM AVENUE 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

\$585,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

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

LOT 3427 PRANA WAY WERRIBEE VIC 3030	\$585,000	24-Feb-25
LOT 3624 POWLETT STREET WERRIBEE VIC 3030	\$605,000	20-Mar-25
10 ARBUCKLE ROAD WERRIBEE VIC 3030	\$595,000	02-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: 09 July 2025

	LOT 3427 PRANA WAY WERRIBEE VIC 3030	Sold Price	\$585,000	Sold Date	24-Feb-25
 3  -  -	Distance	0.38km			
	LOT 3624 POWLETT STREET WERRIBEE VIC 3030	Sold Price	\$605,000	Sold Date	20-Mar-25
 3  2  1	Distance	0.45km			
	10 ARBUCKLE ROAD WERRIBEE VIC 3030	Sold Price	^{RS} \$595,000	Sold Date	02-Jun-25
 3  2  -	Distance	0.91km			

RS = Recent sale

UN = Undisclosed Sale

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