

## 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

7B JOHN BALL PLACE WERRIBEE VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$1,699,000

&

\$1,749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2024

to

31 Jul 2025

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

3 THE OLD FORD WERRIBEE VIC 3030

\$2,000,000

14-Apr-25

245 HEATHS ROAD WERRIBEE VIC 3030

\$2,550,000

13-Feb-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: 01 August 2025



**3 THE OLD FORD WERRIBEE VIC  
3030**

Sold Price

**\$2,000,000**

Sold Date

**14-Apr-25**



7



6



2

Distance

**0.49km**



**245 HEATHS ROAD WERRIBEE VIC  
3030**

Sold Price

**\$2,550,000**

Sold Date

**13-Feb-25**



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Distance

**3.2km**

RS = Recent sale

UN = Undisclosed Sale

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