

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

8/50 CATAMARAN DRIVE WERRIBEE SOUTH 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Werribee South

Period-from

01 Oct 2024

to

30 Sep 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

134/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$442,500	24-Sep-25
326/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	\$432,000	23-Apr-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: 10 October 2025



134/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030

 2  1  1

Sold Price ^{RS} **\$442,500** Sold Date **24-Sep-25**

Distance **0.29km**



326/33 QUAY BOULEVARD
WERRIBEE SOUTH VIC 3030

 1  2  2

Sold Price **\$432,000** Sold Date **23-Apr-25**

Distance **0.29km**

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

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