

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 CENTRE 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2024

to

31 Oct 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

4 TROUP COURT WERRIBEE VIC 3030	\$547,500	19-Jun-25
34 RICHMOND CRESCENT WERRIBEE VIC 3030	\$560,000	20-Sep-25
13 DEBORAH STREET WERRIBEE VIC 3030	\$500,000	04-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: 25 November 2025



4 TROUP COURT WERRIBEE VIC 3030

 3  1  1

Sold Price

\$547,500

Sold Date

19-Jun-25

Distance

0.05km



34 RICHMOND CRESCENT WERRIBEE VIC 3030

 3  1  1

Sold Price

\$560,000

Sold Date

20-Sep-25

Distance

0.25km



13 DEBORAH STREET WERRIBEE VIC 3030

 3  1  -

Sold Price

\$500,000

Sold Date

04-Jun-25

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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