

# 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 Manta Court, Werribee, VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$820,000

### Median sale price

Median price \$605,000 Property Type House Suburb Werribee (3030)

Period - From 01/04/2024 to 31/03/2025 Source Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1/14 GABRIELLE CLOSE, WERRIBEE VIC 3030	\$815,000	26/03/2025
109 WATTLE AVENUE, WERRIBEE VIC 3030	\$831,000	18/02/2025
104 DUNCANS ROAD, WERRIBEE VIC 3030	\$760,000	22/02/2025

This Statement of Information was prepared on: 12/05/2025