

## 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

9 ARGYLE CRESCENT WERRIBEE VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2024

to

31 May 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 2 JABIRU COURT WERRIBEE VIC 3030    | \$520,000 | 08-Apr-25 |
| 15 BOWER DRIVE WERRIBEE VIC 3030    | \$555,000 | 03-Mar-25 |
| 34 PURCHAS STREET WERRIBEE VIC 3030 | \$547,000 | 21-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: 02 June 2025



**2 JABIRU COURT WERRIBEE VIC 3030**

 3  1  2

Sold Price

**\$520,000**

Sold Date

**08-Apr-25**

Distance

**0.35km**



**15 BOWER DRIVE WERRIBEE VIC 3030**

 3  1  1

Sold Price

**\$555,000**

Sold Date

**03-Mar-25**

Distance

**0.37km**



**34 PURCHAS STREET WERRIBEE VIC 3030**

 3  1  -

Sold Price

**\$547,000**

Sold Date

**21-Feb-25**

Distance

**0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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