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 (*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

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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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