

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 AYLESBURY TERRACE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2024

to

31 Jul 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

9 WEDGEBILL CIRCUIT WERRIBEE VIC 3030	\$625,000	24-Mar-25
16 OTAGO GROVE WERRIBEE VIC 3030	\$625,000	30-May-25
25 SHOWBRIDGE WAY WERRIBEE VIC 3030	\$600,000	30-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: 19 August 2025



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**9 WEDGEBILL CIRCUIT WERRIBEE
VIC 3030**

4 2 2

Sold Price

\$625,000

Sold Date **24-Mar-25**

Distance **0.28km**



**16 OTAGO GROVE WERRIBEE VIC
3030**

4 2 2

Sold Price

Sold Date **30-May-25**

Distance **0.33km**



**25 SHOWBRIDGE WAY WERRIBEE
VIC 3030**

4 2 2

Sold Price

\$600,000

Sold Date **30-Jun-25**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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