

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 DARVALL COURT 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 Apr 2024

to

31 Mar 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

12 SETTLER COURT WERRIBEE VIC 3030

\$573,000

23-Jan-25

104 ROSELLA AVENUE WERRIBEE VIC 3030

\$665,000

31-Jan-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: 11 April 2025



12 SETTLER COURT WERRIBEE VIC 3030

Sold Price

\$573,000

Sold Date

23-Jan-25



4



1



2

Distance

0.77km



104 ROSELLA AVENUE WERRIBEE VIC 3030

Sold Price

\$665,000

Sold Date

31-Jan-25



4



2



2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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