

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 MAGELLAN 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2025

to

31 Dec 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

235 BLACK FOREST ROAD WERRIBEE VIC 3030	\$590,000	31-Aug-25
12 LEPPERTON STREET WERRIBEE VIC 3030	\$592,000	10-Oct-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: 16 January 2026



235 BLACK FOREST ROAD WERRIBEE VIC 3030

4 2 2

Sold Price

\$590,000

Sold Date

31-Aug-25

Distance

0.68km



12 LEPPERTON STREET WERRIBEE VIC 3030

4 2 2

Sold Price

\$592,000

Sold Date

10-Oct-25

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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