

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 ORIOLE DRIVE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,550

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

1 JABIRU COURT WERRIBEE VIC 3030	\$493,800	04-Feb-25
2 JABIRU COURT WERRIBEE VIC 3030	\$520,000	08-Apr-25
69 ROSELLA AVENUE WERRIBEE VIC 3030	\$515,000	22-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 June 2025



1 JABIRU COURT WERRIBEE VIC 3030

Sold Price **\$493,800** Sold Date **04-Feb-25**

 3  1  -

Distance **0.41km**



2 JABIRU COURT WERRIBEE VIC 3030

Sold Price **\$520,000** Sold Date **08-Apr-25**

 3  1  2

Distance **0.43km**



69 ROSELLA AVENUE WERRIBEE VIC 3030

Sold Price **\$515,000** Sold Date **22-Jan-25**

 3  1  -

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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