

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 ROWES ROAD 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2025

to

30 Jun 2026

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

3 ELIZABETH AVENUE WERRIBEE VIC 3030	\$687,500	26-Jun-26
11 ROWES ROAD WERRIBEE VIC 3030	\$650,000	29-Jun-26
10 SOMERSET CLOSE WERRIBEE VIC 3030	\$660,000	08-Apr-26

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: 29 July 2026



Mitch Smit
P 03 97417777
M 0450913513
E msm@ypa.com.au



**3 ELIZABETH AVENUE WERRIBEE
VIC 3030**

3 2 2

Sold Price

^{RS} **\$687,500** Sold Date **26-Jun-26**

Distance **0.57km**



**11 ROWES ROAD WERRIBEE VIC
3030**

3 1 -

Sold Price

^{RS} **\$650,000** Sold Date **29-Jun-26**

Distance **0.02km**



**10 SOMERSET CLOSE WERRIBEE
VIC 3030**

3 1 3

Sold Price

\$660,000 Sold Date **08-Apr-26**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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