

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 SINNS AVENUE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2025

to

31 Aug 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

11 MARY AVENUE WERRIBEE VIC 3030	\$700,000	08-May-26
34 ANDERSON STREET WERRIBEE VIC 3030	\$660,000	30-May-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: 15 September 2026



11 MARY AVENUE WERRIBEE VIC 3030

Sold Price

\$700,000

Sold Date **08-May-26**

3 1 1

Distance **0.47km**



34 ANDERSON STREET WERRIBEE VIC 3030

Sold Price

\$660,000

Sold Date **30-May-26**

4 1 2

Distance **0.63km**

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

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