

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

3 VERA STREET 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

\$685,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2024

to

31 Oct 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

6 JELLICOE STREET WERRIBEE VIC 3030	\$720,000	12-Aug-25
6 ANTON CLOSE WERRIBEE VIC 3030	\$716,000	07-Aug-25
27 KRAMER STREET WERRIBEE VIC 3030	\$700,000	14-Aug-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: 04 November 2025


**6 JELlicoe STREET WERRIBEE
VIC 3030**
 3  1  2

Sold Price

^{RS} **\$720,000** Sold Date **12-Aug-25**

Distance **0.71km**

**6 ANTON CLOSE WERRIBEE VIC
3030**
 3  -  -

Sold Price

^{RS} **\$716,000** Sold Date **07-Aug-25**

Distance **0.82km**

**27 KRAMER STREET WERRIBEE
VIC 3030**
 3  2  -

Sold Price

^{RS} **\$700,000** Sold Date **14-Aug-25**

Distance **0.91km**
RS = Recent sale

UN = Undisclosed Sale

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