

## 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

27 NATTARAK AVENUE WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2025

to

31 Mar 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

51 NATTARAK AVENUE WERRIBEE VIC 3030	\$585,000	24-Jul-25
15 WONDERLAND ROAD WERRIBEE VIC 3030	\$580,000	05-May-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: 30 April 2026



**51 NATTARAK AVENUE WERRIBEE VIC 3030** Sold Price **\$585,000** Sold Date **24-Jul-25**

 3  2  2

Distance **0.18km**



**15 WONDERLAND ROAD WERRIBEE VIC 3030** Sold Price **\$580,000** Sold Date **05-May-25**

 3  2  2

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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