

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

3/7 Malven Close, 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Land

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

3/9 WATERGUM COURT WERRIBEE VIC 3030	\$523,000	24-Feb-26
11 CROSBY WALK WERRIBEE VIC 3030	\$500,000	15-Jan-26
27 WAVERTREE CRESCENT WERRIBEE VIC 3030	\$499,000	27-Feb-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


**3/9 WATERGUM COURT
WERRIBEE VIC 3030**
 2  2  1

Sold Price **\$523,000** Sold Date **24-Feb-26**

Distance **2.37km**

**11 CROSBY WALK WERRIBEE VIC
3030**
 2  2  1

Sold Price **\$500,000** Sold Date **15-Jan-26**

Distance **2.68km**

**27 WAVERTREE CRESCENT
WERRIBEE VIC 3030**
 2  2  1

Sold Price **\$499,000** Sold Date **27-Feb-26**

Distance **3.54km**
RS = Recent sale

UN = Undisclosed Sale

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