Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 Rathdowne Road Werribee, 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$590,000 & $620,000

Median sale price

Median price	$646,292	Property Type	HOUSE	Suburb	WERRIBEE
Period - From	05-Aug-2021	to	04-Aug-2022	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	7 CHANCELLOR AVENUE WERRIBEE VIC 3030 400m2	$631,000	01-Mar-2022
2	5 Kelmscott Way Werribee 350m2	$639,900	29-Apr-2022
3	12 Uxbridge Street Werribee 297m2	$620,000	06-Jul-2022

This statement of information was prepared on 19-Aug-2025 at 4:27:00 PM AEST