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	1/32 TAMARIND CRESCENT 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	$450,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$433,000	Property type	Unit	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
1/45 PARRAMATTA ROAD WERRIBEE VIC 3030	$490,000	13-Aug-25
1/13 WHIMBREL COURT WERRIBEE VIC 3030	$485,000	25-Jul-25
9/52 LATHAM STREET WERRIBEE VIC 3030	$440,000	20-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: 12 November 2025

Brooke Zukanovic
M 0481856503
E bzukanovic@hockingstuart.com



1/45 PARRAMATTA ROAD WERRIBEE VIC 3030

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Sold Price **$490,000** Sold Date **13-Aug-25**

Distance **0.93km**



1/13 WHIMBREL COURT WERRIBEE VIC 3030

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Sold Price **$485,000** Sold Date **25-Jul-25**

Distance **1.04km**



9/52 LATHAM STREET WERRIBEE VIC 3030

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Sold Price RS **$440,000** Sold Date **20-Aug-25**

Distance **1.47km**

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

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