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	216/50 CATAMARAN DRIVE WERRIBEE SOUTH 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	$380,000	&	$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Unit	Suburb	Werribee South
Period-from	01 Dec 2024	to	30 Nov 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
13/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	$410,000	15-Oct-25
8/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	$410,000	28-Nov-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 December 2025

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13/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030

2 1 1

Sold Price **$410,000** Sold Date **15-Oct-25**

Distance **0.29km**



8/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030

2 1 1

Sold Price RS **$410,000** UN Sold Date **28-Nov-25**

Distance **0km**

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

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