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	23 ORIOLE DRIVE 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	$650,000	&	$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	House	Suburb	Werribee
Period-from	01 Feb 2025	to	31 Jan 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
10 BROOKE COURT HOPPERS CROSSING VIC 3029	$700,000	31-Aug-25
8 SNOWY COURT WERRIBEE VIC 3030	$700,000	30-Oct-25
108 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029	$670,000	25-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.~~

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10 BROOKE COURT HOPPERS CROSSING VIC 3029

4 2 2

Sold Price **$700,000** Sold Date **31-Aug-25**

Distance **0.45km**



8 SNOWY COURT WERRIBEE VIC 3030

4 2 2

Sold Price Sold Date **30-Oct-25**

Distance **1.08km**



108 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029

4 2 2

Sold Price **$670,000** Sold Date **25-Aug-25**

Distance **1.53km**

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

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