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	6 BUCKINGHAM 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	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	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
9 LYDFORD COURT WERRIBEE VIC 3030	$700,000	03-Dec-25
2 BEXLEY CLOSE WERRIBEE VIC 3030	$670,000	16-Aug-25
2 LINDA COURT WERRIBEE VIC 3030	$703,250	11-Sep-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: 11 February 2026

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9 LYDFORD COURT WERRIBEE VIC 3030

3 2 2

Sold Price **$700,000** Sold Date **03-Dec-25**

Distance **0.51km**



2 BEXLEY CLOSE WERRIBEE VIC 3030

3 2 2

Sold Price **$670,000** Sold Date **16-Aug-25**

Distance **0.29km**



2 LINDA COURT WERRIBEE VIC 3030

3 2 2

Sold Price **$703,250** Sold Date **11-Sep-25**

Distance **0.74km**

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

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