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	21 RIVER RUN 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	$950,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	House	Suburb	Werribee
Period-from	01 Jan 2025	to	31 Dec 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
19 RIVER PARK COURT WERRIBEE VIC 3030	$950,000	28-Sep-25
2 WATTLE AVENUE WERRIBEE VIC 3030	$946,000	18-Oct-25
18 YANKOS DRIVE WERRIBEE VIC 3030	$960,000	02-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: 13 January 2026

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19 RIVER PARK COURT WERRIBEE VIC 3030

3 2 2

Sold Price **$950,000** Sold Date **28-Sep-25**

Distance **0.52km**



2 WATTLE AVENUE WERRIBEE VIC 3030

4 2 2

Sold Price RS **$946,000** Sold Date **18-Oct-25**

Distance **3.05km**



18 YANKOS DRIVE WERRIBEE VIC 3030

4 2 2

Sold Price **$960,000** Sold Date **02-Aug-25**

Distance **4.41km**

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

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