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	82 DUTCHELM AVENUE 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	$759,000	&	$819,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$658,000	Property type	House	Suburb	Werribee
Period-from	01 Jul 2025	to	30 Jun 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
11 JANAKI STREET WERRIBEE VIC 3030	$748,000	28-May-26
6 KETU STREET WERRIBEE VIC 3030	$788,000	27-May-26
16 TOBY STREET WERRIBEE VIC 3030	$841,000	03-Feb-26

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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Elders Real Estate
Elders Wyndham City
M 0410158156
E wyndham@eldersre.com.au



11 JANAKI STREET WERRIBEE VIC 3030

4 2 2

Sold Price **$748,000** Sold Date **28-May-26**

Distance **1km**



6 KETU STREET WERRIBEE VIC 3030

4 3 2

Sold Price **$788,000** Sold Date **27-May-26**

Distance **1.03km**



16 TOBY STREET WERRIBEE VIC 3030

4 2 2

Sold Price **$841,000** Sold Date **03-Feb-26**

Distance **0.96km**

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

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