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	3 VERA STREET 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	$640,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	House	Suburb	Werribee
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
3 BIDDICK COURT WERRIBEE VIC 3030	$700,000	19-Apr-25
10 CONQUEST DRIVE WERRIBEE VIC 3030	$728,000	28-Aug-25
44 MACADAMIA GROVE WERRIBEE VIC 3030	$705,000	28-Jan-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: 06 December 2025

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3 BIDDICK COURT WERRIBEE VIC 3030

3 2 2

Sold Price **$700,000** Sold Date **19-Apr-25**

Distance **0.39km**



10 CONQUEST DRIVE WERRIBEE VIC 3030

3 2 2

Sold Price **$728,000** Sold Date **28-Aug-25**

Distance **0.59km**



44 MACADAMIA GROVE WERRIBEE VIC 3030

3 2 2

Sold Price **$705,000** Sold Date **28-Jan-25**

Distance **0.76km**

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

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