

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

2 PRINCES COURT 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2024

to

31 Oct 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

6 JELLICOE STREET WERRIBEE VIC 3030	\$720,000	12-Aug-25
11 NANTILLA CRESCENT WERRIBEE VIC 3030	\$710,000	07-Jul-25
1 GABRIELLE CLOSE WERRIBEE VIC 3030	\$710,000	26-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: 24 November 2025



**6 JELLCOE STREET WERRIBEE
VIC 3030**

 3  1  4

Sold Price **\$720,000** Sold Date **12-Aug-25**

Distance **0.42km**



**11 NANTILLA CRESCENT
WERRIBEE VIC 3030**

 3  1  1

Sold Price **\$710,000** Sold Date **07-Jul-25**

Distance **0.62km**



**1 GABRIELLE CLOSE WERRIBEE
VIC 3030**

 3  1  2

Sold Price ^{RS} **\$710,000** Sold Date **26-Aug-25**

Distance **1.27km**

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

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