

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

4 ZIEMA 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2025

to

31 May 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

7 ENGLEFIELD COURT WERRIBEE VIC 3030	\$705,000	28-Apr-26
23 BONUS COURT WERRIBEE VIC 3030	\$677,000	19-Feb-26
4 MONTANA DRIVE WERRIBEE VIC 3030	\$670,000	09-Jan-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.~~

This Statement of Information was prepared on: 29 June 2026

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7 ENGLEFIELD COURT WERRIBEE VIC 3030
 4  2  1

Sold Price

\$705,000

Sold Date

28-Apr-26

Distance

0.31km

23 BONUS COURT WERRIBEE VIC 3030
 4  2  6

Sold Price

\$677,000

Sold Date

19-Feb-26

Distance

0.05km

4 MONTANA DRIVE WERRIBEE VIC 3030
 4  2  2

Sold Price

\$670,000

Sold Date

09-Jan-26

Distance

1.11km

To attend an open for inspection, please register by clicking the **Book Inspection** button. Once registered, you'll receive a confirmation and a reminder before your scheduled inspection. You'll also be notified of any updates, including changes or cancellations to inspection times for the properties you've registered for.

How to Book an Inspection

- **On our website:** Visit www.pdnatale.com.au and click **Book Inspection** on the property listing.
- **On other property websites:** Click the **Email Agent** button to send us an enquiry- this will start the registration process.

RS = Recent sale

UN = Undisclosed Sale

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