

## 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

8 WEEDEN DRIVE WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$740,000

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 6 BUCKINGHAM DRIVE WERRIBEE VIC 3030 | \$710,000 | 21-Feb-26 |
| 8 LOMOND COURT WERRIBEE VIC 3030     | \$719,000 | 17-Mar-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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**6 BUCKINGHAM DRIVE WERRIBEE VIC 3030** Sold Price **\$710,000** Sold Date **21-Feb-26**  
Distance **0.77km**

 3  2  2



**8 LOMOND COURT WERRIBEE VIC 3030** Sold Price **\$719,000** Sold Date **17-Mar-26**  
Distance **0.86km**

 3  2  1

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

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