

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10B WALLS ROAD 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

\$595,000

&

\$645,000

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 five kilometres of the property for sale in the last 18 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

115 FLEMINGTON CRESCENT WERRIBEE VIC 3030	\$640,000	20-Apr-26
34 HONOUR AVENUE WYNDHAM VALE VIC 3024	\$620,000	14-Apr-26
9 GERALD STREET WERRIBEE VIC 3030	\$640,000	07-May-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 July 2026



**115 FLEMINGTON CRESCENT
WERRIBEE VIC 3030**

 4  1  1

Sold Price **\$640,000** Sold Date **20-Apr-26**

Distance **1.13km**



**34 HONOUR AVENUE WYNDHAM
VALE VIC 3024**

 3  1  2

Sold Price **\$620,000** Sold Date **14-Apr-26**

Distance **1.37km**

**9 GERALD STREET WERRIBEE VIC
3030**

 3  1  1

Sold Price **\$640,000** Sold Date **07-May-26**

Distance **0.77km**

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

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