

## 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

6 SOMERSET CLOSE 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

\$660,000

&

\$720,000

### 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 2 LINDA COURT WERRIBEE VIC 3030    | \$703,250 | 11-Sep-25 |
| 27 DONGALA DRIVE WERRIBEE VIC 3030 | \$705,000 | 26-Aug-25 |
| 26 DERWENT ROAD WERRIBEE VIC 3030  | \$720,000 | 25-Oct-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: 14 November 2025



**2 LINDA COURT WERRIBEE VIC 3030**

3 2 2

Sold Price **\$703,250** Sold Date **11-Sep-25**

Distance **0.3km**



**27 DONGALA DRIVE WERRIBEE VIC 3030**

4 2 2

Sold Price **\$705,000** Sold Date **26-Aug-25**

Distance **1.45km**



**26 DERWENT ROAD WERRIBEE VIC 3030**

3 2 2

Sold Price <sup>RS</sup> **\$720,000** Sold Date **25-Oct-25**

Distance **1.92km**

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

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