

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

3/9 WATERGUM 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2025

to

31 Jan 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

2/6 PAGNOCCOLO STREET WERRIBEE VIC 3030	\$542,000	18-Dec-25
2/13 DIXON AVENUE WERRIBEE VIC 3030	\$535,000	25-Oct-25
4/55 CHIRNSIDE AVENUE WERRIBEE VIC 3030	\$550,000	-

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: 13 February 2026



**2/6 PAGNOCCOLO STREET
WERRIBEE VIC 3030**

 2  2  1

Sold Price ^{RS} **\$542,000** Sold Date **18-Dec-25**

Distance **0.58km**



**2/13 DIXON AVENUE WERRIBEE
VIC 3030**

 2  1  1

Sold Price **\$535,000** Sold Date **25-Oct-25**

Distance **1.33km**



**4/55 CHIRNSIDE AVENUE
WERRIBEE VIC 3030**

 -  -  -

Sold Price **\$550,000** Sold Date **-**

Distance **0km**

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

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