

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 10 Somerset Close, Werribee, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$590,000 & \$640,000

Median sale price

Median price \$645,000 Property Type House Suburb Werribee (3030)

Period - From 01/03/2025 to 28/02/2026 Source Cotality

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 SASHA COURT, WERRIBEE VIC 3030	\$600,000	11/09/2025
6 HOOKER ROAD, WERRIBEE VIC 3030	\$620,000	09/10/2025
71 ROWES ROAD, WERRIBEE VIC 3030	\$620,000	12/11/2025

This Statement of Information was prepared on: 11/03/2026