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	114/50 CATAMARAN DRIVE WERRIBEE SOUTH 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	$410,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$522,500	Property type	Unit	Suburb	Werribee South
Period-from	01 Mar 2025	to	28 Feb 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
103/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	$440,000	02-Feb-26
3/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	$440,000	13-Sep-25
237/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030	$440,000	09-Dec-24

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: 24 March 2026

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103/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030

2 1 1

Sold Price RS **$440,000** Sold Date **02-Feb-26**

Distance **0km**

3/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030

2 2 2

Sold Price **$440,000** Sold Date **13-Sep-25**

Distance **0.29km**

237/33 QUAY BOULEVARD WERRIBEE SOUTH VIC 3030

2 1 1

Sold Price

Sold Date **09-Dec-24**

Distance **0.29km**

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

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