

## 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

14 TUNDRA ESPLANADE WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$401,000

Property type

Land

Suburb

Werribee

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

22 BILLEROY WAY WERRIBEE VIC 3030	\$850,000	24-May-25
4 IRVINE RISE WERRIBEE VIC 3030	\$800,000	27-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: 28 May 2025

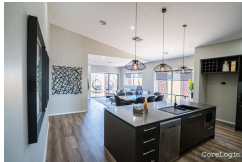
Team Jazz  
M 03 8781 3853  
E rentals@jazzrealestate.com.au



**22 BILLEROY WAY WERRIBEE VIC 3030** Sold Price <sup>RS</sup> **\$850,000** Sold Date **24-May-25**

4 2 2

Distance **1.03km**



**4 IRVINE RISE WERRIBEE VIC 3030** Sold Price **\$800,000** Sold Date **27-Dec-24**

4 2 2

Distance **0.64km**

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

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