

## 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

165 PRINCES HIGHWAY 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Werribee

Period-from

01 May 2025

to

30 Apr 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

3/32 TAMARIND CRESCENT WERRIBEE VIC 3030	\$460,000	23-Apr-26
14 THOMPSON COURT WERRIBEE VIC 3030	\$525,000	18-Apr-26
6 QUAIL COURT WERRIBEE VIC 3030	\$600,000	16-Feb-26

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: 15 May 2026



**3/32 TAMARIND CRESCENT  
WERRIBEE VIC 3030**

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Sold Price

<sup>RS</sup> **\$460,000**

Sold Date **23-Apr-26**

Distance **1.6km**



**14 THOMPSON COURT WERRIBEE  
VIC 3030**

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Sold Price

<sup>RS</sup> **\$525,000**

Sold Date **18-Apr-26**

Distance **0.16km**



**6 QUAIL COURT WERRIBEE VIC  
3030**

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Sold Price

**\$600,000**

Sold Date **16-Feb-26**

Distance **0.56km**



**12 MALLEEHEN STREET WERRIBEE  
VIC 3030**

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Sold Price

**\$605,000**

Sold Date **03-Dec-25**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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