

## 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

23 JINDALEE WAY 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

&

\$530,000

### 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

1 KEIRA CIRCUIT WERRIBEE VIC 3030	\$495,000	18-Jun-25
57 TREEVE PARKWAY WERRIBEE VIC 3030	\$679,000	02-Dec-25
38 DAWLEY CIRCUIT WERRIBEE VIC 3030	\$500,000	23-Dec-25

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: 19 May 2026



**1 KEIRA CIRCUIT WERRIBEE VIC 3030**

 3  2  2

Sold Price

**\$495,000**

Sold Date

**18-Jun-25**

Distance

**0.28km**



**57 TREEVE PARKWAY WERRIBEE VIC 3030**

 3  2  2

Sold Price

<sup>RS</sup> **\$679,000**

Sold Date

**02-Dec-25**

Distance

**0.59km**



**38 DAWLEY CIRCUIT WERRIBEE VIC 3030**

 3  2  2

Sold Price

**\$500,000**

Sold Date

**23-Dec-25**

Distance

**1.18km**

RS = Recent sale

UN = Undisclosed Sale

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