

## 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

287 HEATHS ROAD 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

\$699,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2025

to

31 Jul 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 325 HEATHS ROAD WERRIBEE VIC 3030  | \$690,000 | 16-Jul-26 |
| 31 KRAMER STREET WERRIBEE VIC 3030 | \$694,000 | 12-Mar-26 |
| 3 NAGOA COURT WERRIBEE VIC 3030    | \$735,000 | 13-Aug-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: 27 August 2026



**325 HEATHS ROAD WERRIBEE VIC 3030** Sold Price **\$690,000** Sold Date **16-Jul-26**  
Distance **0.33km**

4 2 2



**31 KRAMER STREET WERRIBEE VIC 3030** Sold Price **\$694,000** Sold Date **12-Mar-26**  
Distance **1.11km**

3 2 6



**3 NAGOA COURT WERRIBEE VIC 3030** Sold Price <sup>RS</sup> **\$735,000** Sold Date **13-Aug-26**  
Distance **1.32km**

4 2 2

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

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