

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

3 FILLY STREET WERRIBEE 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

\$735,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2025

to

31 Aug 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

6 MAHATMA ROAD WERRIBEE VIC 3030	\$750,000	20-May-26
11 JANKI STREET WERRIBEE VIC 3030	\$748,000	28-May-26
16 GRAMPIANS AVENUE WERRIBEE VIC 3030	\$735,000	01-Sep-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: 30 September 2026



6 MAHATMA ROAD WERRIBEE VIC 3030 Sold Price **\$750,000** Sold Date **20-May-26**

 4  2  2

Distance **0.23km**



11 JANAKI STREET WERRIBEE VIC 3030 Sold Price **\$748,000** Sold Date **28-May-26**

 4  2  2

Distance **0.46km**



16 GRAMPIANS AVENUE WERRIBEE VIC 3030 Sold Price ^{RS} **\$735,000** Sold Date **01-Sep-26**

 4  2  2

Distance **0.46km**

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

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