

## 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 HORTON DRIVE 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

\$660,000

&

\$690,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 28 JOSEPHINE STREET WERRIBEE VIC 3030 | \$681,000 | 31-Jul-26 |
| 11 ASPERA DRIVE WERRIBEE VIC 3030     | \$655,000 | 07-Jul-26 |
| 29 CHEYNE STREET WERRIBEE VIC 3030    | \$670,000 | 03-Jul-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



### 28 JOSEPHINE STREET WERRIBEE VIC 3030

 4
  2
  2

Sold Price

<sup>RS</sup>

**\$681,000**

Sold Date

**31-Jul-26**

Distance

**0.11km**



### 11 ASPERA DRIVE WERRIBEE VIC 3030

 4
  2
  2

Sold Price

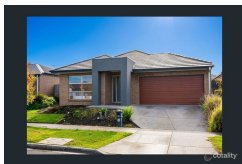
**\$655,000**

Sold Date

**07-Jul-26**

Distance

**0.55km**



### 29 CHEYNE STREET WERRIBEE VIC 3030

 4
  2
  2

Sold Price

**\$670,000**

Sold Date

**03-Jul-26**

Distance

**0.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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