

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

4 DOBELL CRESCENT 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

\$625,000

&

\$675,000

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

8 WHIMBREL COURT WERRIBEE VIC 3030	\$635,000	16-Apr-26
7 MINER COURT WERRIBEE VIC 3030	\$670,000	03-Mar-26
24 SILVEREYE CRESCENT WERRIBEE VIC 3030	\$635,000	04-Mar-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: 13 May 2026



**8 WHIMBREL COURT WERRIBEE
VIC 3030**

3 1 1

Sold Price

^{RS}

\$635,000

Sold Date

16-Apr-26

Distance

0.88km



**7 MINER COURT WERRIBEE VIC
3030**

3 1 -

Sold Price

^{RS}

\$670,000

Sold Date

03-Mar-26

Distance

0.49km



**24 SILVEREYE CRESCENT
WERRIBEE VIC 3030**

3 1 1

Sold Price

\$635,000

Sold Date

04-Mar-26

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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