

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 LODGE WAY 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

\$880,000

&

\$920,000

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

16 IVY COURT WERRIBEE VIC 3030	\$887,000	01-Sep-26
10 AYLESBURY TERRACE WERRIBEE VIC 3030	\$880,000	19-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: 14 September 2026



16 IVY COURT WERRIBEE VIC 3030 Sold Price

^{RS} **\$887,000** Sold Date **01-Sep-26**

 4  2  2

Distance **2.27km**



**10 AYLESBURY TERRACE
WERRIBEE VIC 3030**

Sold Price

^{RS} **\$880,000** Sold Date **19-Aug-26**

 4  2  2

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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