

## 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 SIBLEY STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

5 MAGNOLIA COURT WERRIBEE VIC 3030	\$600,000	19-Nov-24
9 LORIKEET COURT WERRIBEE VIC 3030	\$600,000	25-Jan-25
15 MEEK STREET WERRIBEE VIC 3030	\$650,000	18-Jan-25

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: 02 May 2025



5 MAGNOLIA COURT WERRIBEE VIC 3030

Sold Price

\$600,000

Sold Date

19-Nov-24

4

2

4

Distance

0.91km

9 LORIKEET COURT WERRIBEE VIC 3030

Sold Price

Sold Date

25-Jan-25

3

1

2

Distance

0.93km

15 MEEK STREET WERRIBEE VIC 3030

Sold Price

\$650,000

Sold Date

18-Jan-25

4

4

3

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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