

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	570 Diggers Road Werribee South, 3030
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$850,000 & \$925,000
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Median sale price

Median price	\$918,343	Property Type	HOUSE	Suburb	WERRIBEE SOUTH
Period - From	04-Aug-2025	to	03-Aug-2026	Source	Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	12 FINCH ROAD WERRIBEE SOUTH	\$845,000	27-Feb-2026
2	3 PERCH CLOSE WERRIBEE SOUTH	\$850,000	27-Oct-2025
3	300 CUNNINGHAMS ROAD WERRIBEE SOUTH	\$920,000	03-Apr-2025

This statement of information was prepared on 04-Aug-2026 at 12:46:15 PM AEST