

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

6/3-11 RETFORD CLOSE 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

\$455,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,750

Property type

Unit

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

3/32 TAMARIND CRESCENT WERRIBEE VIC 3030	\$460,000	23-Apr-26
2/16 GRAZIER COURT WERRIBEE VIC 3030	\$480,000	24-Nov-25
5 THE GLADES HOPPERS CROSSING VIC 3029	\$500,000	29-Oct-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: 21 May 2026



3/32 TAMARIND CRESCENT WERRIBEE VIC 3030

2 1 1

Sold Price

^{RS} **\$460,000** Sold Date **23-Apr-26**

Distance **1.79km**



2/16 GRAZIER COURT WERRIBEE VIC 3030

2 1 1

Sold Price

\$480,000 Sold Date **24-Nov-25**

Distance **1.42km**



5 THE GLADES HOPPERS CROSSING VIC 3029

2 1 1

Sold Price

\$500,000 Sold Date **29-Oct-25**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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