

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 SINNS AVENUE 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

\$970,000

&

\$1,050,000

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

33 GABRIELLE CLOSE WERRIBEE VIC 3030	\$1,010,000	06-Dec-25
29 AUSTIN STREET WERRIBEE VIC 3030	\$972,000	05-Mar-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: 19 May 2026



33 GABRIELLE CLOSE WERRIBEE VIC 3030

Sold Price

\$1,010,000

Sold Date

06-Dec-25



4



2



2

Distance

0.51km



29 AUSTIN STREET WERRIBEE VIC 3030

Sold Price

\$972,000

Sold Date

05-Mar-25



4



2



4

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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