

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

7 KANA 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

\$775,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2025

to

31 Mar 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

1 HAMLET STREET WERRIBEE VIC 3030	\$820,000	15-Oct-25
9 YEARLING PROMENADE WERRIBEE VIC 3030	\$812,000	17-Nov-25
7 GORKHA WAY WERRIBEE VIC 3030	\$778,000	02-Dec-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: 06 April 2026



1 HAMLET STREET WERRIBEE VIC 3030

Sold Price

\$820,000

Sold Date

15-Oct-25

4

2

2

Distance

0.64km



9 YEARLING PROMENADE WERRIBEE VIC 3030

Sold Price

\$812,000

Sold Date

17-Nov-25

4

2

2

Distance

0.56km



7 GORKHA WAY WERRIBEE VIC 3030

Sold Price

\$778,000

Sold Date

02-Dec-25

4

2

2

Distance

0.57km



8 MAHATMA ROAD WERRIBEE VIC 3030

Sold Price

\$765,000

Sold Date

17-Dec-25

4

2

2

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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