

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

8 HEATHWREN VIEW 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

\$995,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2025

to

28 Feb 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

12 COORABIN WAY WERRIBEE VIC 3030	\$1,025,000	01-May-25
18 BLOOM STREET WERRIBEE VIC 3030	\$1,025,000	16-Apr-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: 13 March 2026



12 COORABIN WAY WERRIBEE VIC 3030 Sold Price **\$1,025,000** Sold Date **01-May-25**

 4  2  3

Distance **1.1km**



18 BLOOM STREET WERRIBEE VIC 3030 Sold Price Sold Date **16-Apr-25**

 4  2  2

Distance **3.36km**

RS = Recent sale **UN** = Undisclosed Sale

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