

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

9 JANAKI STREET 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

\$740,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Land

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

8 KUVERA STREET WERRIBEE VIC 3030	\$760,000	08-Feb-26
28 YEARLING PROMENADE WERRIBEE VIC 3030	\$735,000	23-Sep-25
5 DANSHILL AVENUE WERRIBEE VIC 3030	\$725,000	10-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.~~

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8 KUVERA STREET WERRIBEE VIC 3030

Sold Price

\$760,000

Sold Date

08-Feb-26

4 3 2

Distance

0.16km



28 YEARLING PROMENADE WERRIBEE VIC 3030

Sold Price

\$735,000

Sold Date

23-Sep-25

4 3 2

Distance

0.4km



5 DANSHILL AVENUE WERRIBEE VIC 3030

Sold Price

\$725,000

Sold Date

10-Oct-25

4 3 2

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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