

## 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 ROWES ROAD WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$649,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2025

to

30 Jun 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 ELIZABETH AVENUE WERRIBEE VIC 3030 | \$687,500 | 26-Jun-26 |
| 11 ROWES ROAD WERRIBEE VIC 3030      | \$650,000 | 29-Jun-26 |
| 10 SOMERSET CLOSE WERRIBEE VIC 3030  | \$660,000 | 08-Apr-26 |

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: 29 July 2026



Mitch Smit  
P 03 97417777  
M 0450913513  
E msm@ypa.com.au



**3 ELIZABETH AVENUE WERRIBEE  
VIC 3030**

3 2 2

Sold Price

<sup>RS</sup> **\$687,500**

Sold Date

**26-Jun-26**

Distance

**0.57km**



**11 ROWES ROAD WERRIBEE VIC  
3030**

3 1 -

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**29-Jun-26**

Distance

**0.02km**



**10 SOMERSET CLOSE WERRIBEE  
VIC 3030**

3 1 3

Sold Price

**\$660,000**

Sold Date

**08-Apr-26**

Distance

**0.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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