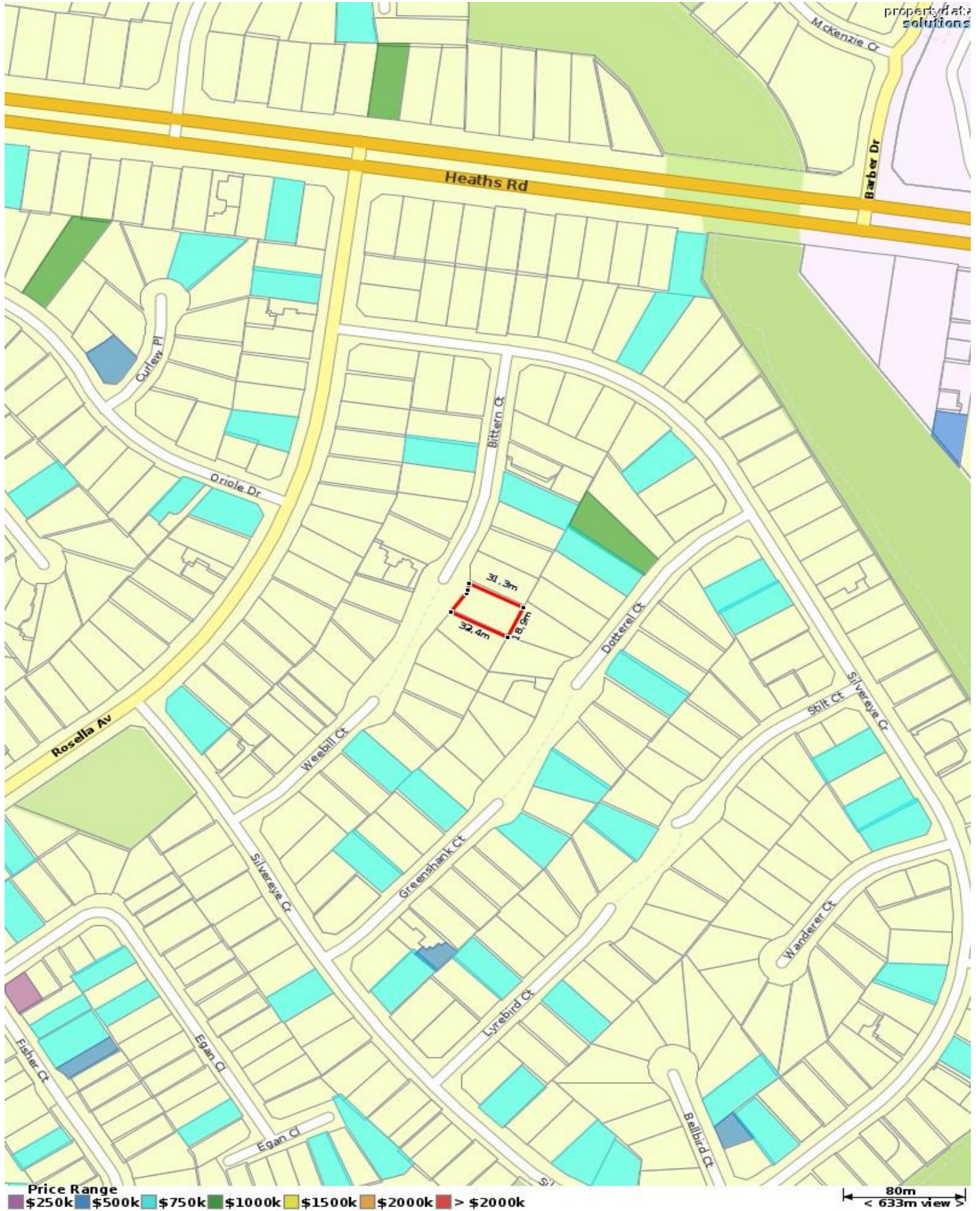
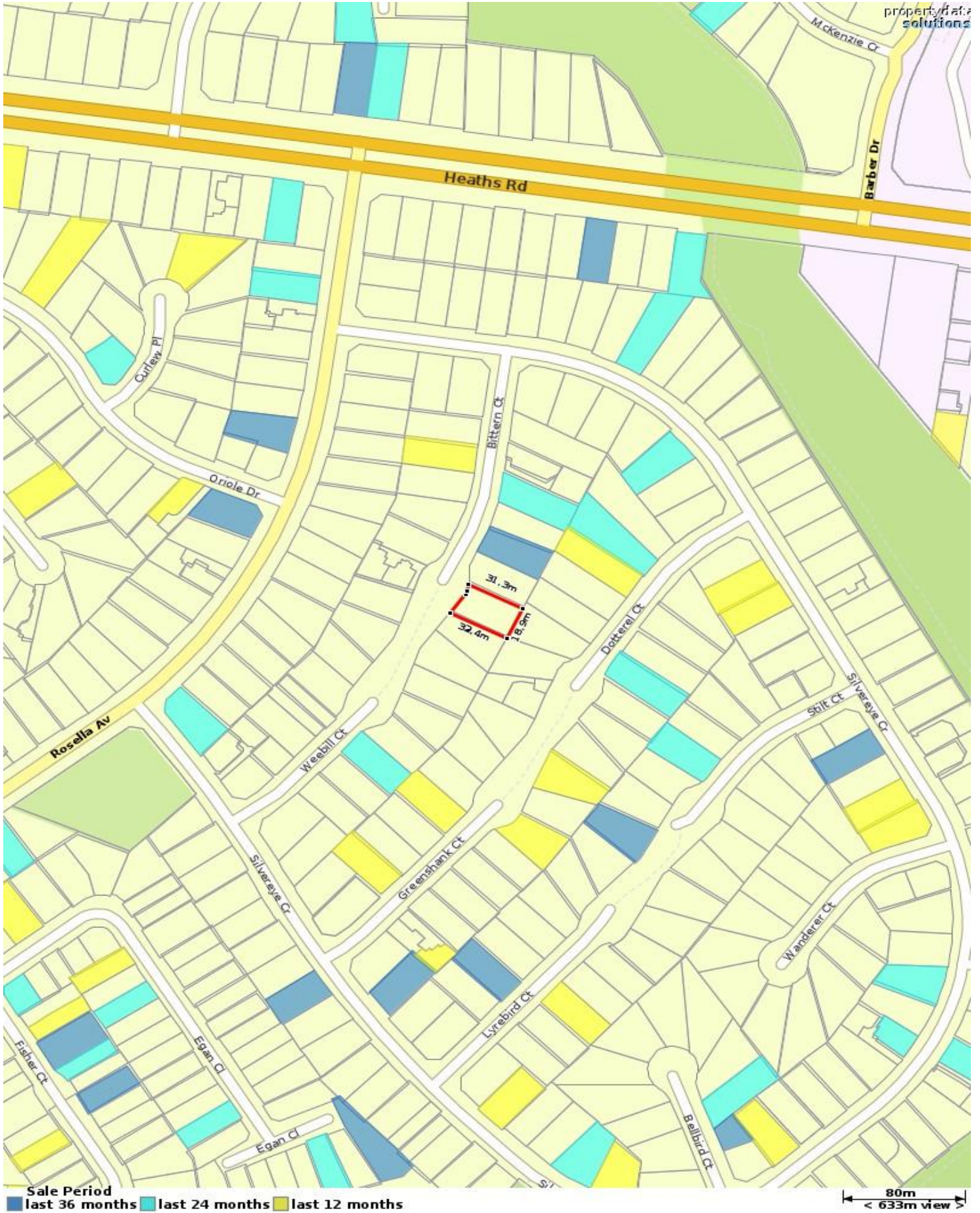


Nearby Sold Properties (Price Range)



Nearby Sold Properties (Sale Date)



Nearby Properties For Sale



property data
solutions

For Sale Price Range
 \$250k \$500k \$750k \$1000k \$1500k \$2000k > \$2000k

80m
 < 633m view >

Nearby Comparable For Sale Properties

There are 7 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$530,000 and the highest for sale price is \$700,000 with a median sale price of \$644,000. Days listed ranges from 12 to 98 days with the average currently at 45 days for these selected properties.

1/1 CURLEW PL, WERRIBEE 3030

UBD Ref: Melbourne - 307 A4
Distance from Property: 240m

 3  2  2



Property Type: House
Area: 434 m²
RPD: 1//PS528726

Features:

Current List Price: **\$530,000 - \$570,000**
First List Price: \$530,000 - \$550,000
Date Listed: 07/05/2026 Days Listed: **21 Days**
Listed Price Change:

349 HEATHS RD, WERRIBEE 3030

UBD Ref: Melbourne - 306 R4
Distance from Property: 485m

 3  1  2



Property Type: House
Area: 571 m²
RPD: 580//LP211741

Features:

Current List Price: **\$700,000 - \$730,000**
First List Price: \$700,000 - \$730,000
Date Listed: 05/05/2026 Days Listed: **22 Days**
Listed Price Change:

12 WHIPBIRD CL, WERRIBEE 3030

UBD Ref: Melbourne - 306 R5
Distance from Property: 335m

 3  1  5



Property Type: House
Area: 720 m²
RPD: 490//LP211740

Features: BUILT IN ROBES, IMPROVEMENTS: DISHWASHER

Current List Price: **\$649,000-\$669,000**
First List Price: \$649,000-\$669,000
Date Listed: 30/03/2026 Days Listed: **58 Days**
Listed Price Change:

132 ROSELLA AVE, WERRIBEE 3030

UBD Ref: Melbourne - 306 R6
Distance from Property: 331m

 3  1  3



Property Type: House
Area: 503 m²
RPD: 120//PS402885

Features: FULLY FENCED

Current List Price: **\$649,000-689,000**
First List Price: \$649,000-689,000
Date Listed: 13/03/2026 Days Listed: **76 Days**
Listed Price Change:

166 ROSELLA AVE, WERRIBEE 3030

UBD Ref: Melbourne - 307 A5
Distance from Property: 89m

 4  2  2



Property Type: House
Area: 604 m²
RPD: 437//LP210079

Features:

Current List Price: **\$650,000 - \$700,000**
First List Price: \$650,000 - \$700,000
Date Listed: 15/05/2026 Days Listed: **12 Days**
Listed Price Change:

93 SILVEREYE CRES, WERRIBEE 3030

UBD Ref: Melbourne - 307 B6
Distance from Property: 378m

 **4**  **2**  **2**



Property Type: House
Area: 302 m² (317 m²)
RPD: 1//PS715571

Features: AIR CONDITIONED

Current List Price: **\$574,876**

First List Price: \$574,876

Date Listed: 26/04/2026 Days Listed: **31 Days**

Listed Price Change:

325 HEATHS RD, WERRIBEE 3030

UBD Ref: Melbourne - 307 A4
Distance from Property: 323m

 **4**  **2**  **2**



Property Type: House
Area: 567 m²
RPD: 568//LP211244

Features:

Current List Price: **\$700,000- \$750,000**

First List Price: \$700,000- \$750,000

Date Listed: 18/02/2026 Days Listed: **98 Days**

Listed Price Change:

Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$650,000 and the highest sale price is \$715,000 with a median sale price of \$700,000.

7 GREENSHANK CRT, WERRIBEE, VIC 3030

UBD Ref: Melbourne - 307 B5
Distance from Property: 123m  3  2  1



Property Type: House
Area: 568 m²
Area \$/m²: \$1,145
RPD: 397//LP211800

Sale Price: **\$650,000 (Recent Advice - Sale)**
Sale Date: 15/04/2026 Days to Sell: N/A
Last Price: For Sale Chg %:
First Price: For Sale Chg %:

Features: AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED

5 CURLEW PL, WERRIBEE, VIC 3030

UBD Ref: Melbourne - 307 A4
Distance from Property: 244m  3  2  2




Property Type: House
Area: 717 m²
Area \$/m²: \$997
RPD: 549//LP211244

Sale Price: **\$715,000 (Normal Sale)**
Sale Date: 22/10/2025 Days to Sell: N/A
Last Price: For Sale Chg %:
First Price: For Sale Chg %:

Features: AIR CONDITIONED

30 MCKENZIE CRES, HOPPERS CROSSING, VIC 3029

UBD Ref: Melbourne - 307 B3
Distance from Property: 445m  3  1  2



Property Type: House
Area: 648 m²
Area \$/m²: \$1,080
RPD: 293//LP207703

Sale Price: **\$700,000 (Normal Sale)**
Sale Date: 14/10/2025 Days to Sell: N/A
Last Price: For Sale Chg %:
First Price: For Sale Chg %:

Features:

6 DOTTEREL CRT, WERRIBEE, VIC 3030

UBD Ref: Melbourne - 307 B5
Distance from Property: 70m  3  2  1



Property Type: House
Area: 753 m²
Area \$/m²: \$930
RPD: 690//LP211742

Sale Price: **\$700,000 (Normal Sale)**
Sale Date: 29/10/2025 Days to Sell: N/A
Last Price: Chg %:
First Price: Chg %:

Features:

62 SILVEREYE CRES, WERRIBEE, VIC 3030

UBD Ref: Melbourne - 307 B6
Distance from Property: 329m  3  2  2



Property Type: House
Area: 592 m²
Area \$/m²: \$1,115
RPD: 719//LP213276

Sale Price: **\$660,000 (Normal Sale)**
Sale Date: 12/01/2026 Days to Sell: N/A
Last Price: For Sale Chg %:
First Price: For Sale Chg %:

Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: GARDEN, SECURE PARKING, CLOSE TO SHOPS

13 BITTERN COURT, WERRIBEE, VIC 3030



Appraisal Price

This market analysis has been prepared on 27/05/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$699,000

\$460pw to \$480pw

Yield Estimate: 3.4%

Contact your agent for further information:

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