

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

3 PANTE PLACE 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

\$1,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2025

to

31 May 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 PANTE PLACE WERRIBEE VIC 3030	\$1,010,000	08-Apr-25
14 PANTE PLACE WERRIBEE VIC 3030	\$1,400,000	25-May-26
7 BATMAN COURT WERRIBEE VIC 3030	\$1,111,000	17-Feb-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: 24 June 2026

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8 PANTE PLACE WERRIBEE VIC 3030

 4  2  2

Sold Price **\$1,010,000** Sold Date **08-Apr-25**

Distance **0.07km**



14 PANTE PLACE WERRIBEE VIC 3030

 5  2  2

Sold Price ^{RS} **\$1,400,000** ^{UN} Sold Date **25-May-26**

Distance **0.1km**



7 BATMAN COURT WERRIBEE VIC 3030

 4  2  -

Sold Price **\$1,111,000** Sold Date **17-Feb-26**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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