

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

or range
between

\$950,000

&

\$1,000,000

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

7 BATMAN COURT WERRIBEE VIC 3030	\$1,111,000	17-Feb-26
8 BATMAN COURT WERRIBEE VIC 3030	\$1,270,000	05-Nov-25
14 PANTE PLACE WERRIBEE VIC 3030	\$1,400,000	25-May-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.~~

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7 BATMAN COURT WERRIBEE VIC 3030

Sold Price

\$1,111,000

Sold Date

17-Feb-26

 4  2  -

Distance

0.35km



8 BATMAN COURT WERRIBEE VIC 3030

Sold Price

\$1,270,000

Sold Date

05-Nov-25

 4  3  4

Distance

0.33km



14 PANTE PLACE WERRIBEE VIC 3030

Sold Price

^{RS} **\$1,400,000** ^{UN}

Sold Date

25-May-26

 5  2  2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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