

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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

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 JANAKI STREET WERRIBEE VIC 3030	\$680,500	09-Jan-26
3 DANSHILL AVENUE WERRIBEE VIC 3030	\$675,000	12-Nov-25
3 LIBERATION CIRCUIT WERRIBEE VIC 3030	\$720,000	23-Sep-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.~~

This Statement of Information was prepared on: 30 March 2026



Preet Rathore

M 0433146387

E preet.rathore@sahararealestate.com.au



8 JANAKI STREET WERRIBEE VIC 3030

4 2 1

Sold Price

\$680,500

Sold Date **09-Jan-26**

Distance **0.04km**



3 DANSHILL AVENUE WERRIBEE VIC 3030

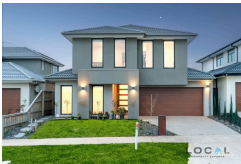
4 2 2

Sold Price

\$675,000

Sold Date **12-Nov-25**

Distance **0.26km**



3 LIBERATION CIRCUIT WERRIBEE VIC 3030

4 2 2

Sold Price

\$720,000

Sold Date **23-Sep-25**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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