

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

6 TOPPER 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

\$849,000

&

\$930,000

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

4 GRASSY STREET WERRIBEE VIC 3030	\$960,000	26-Nov-25
16 TINDALE BOULEVARD WERRIBEE VIC 3030	\$930,000	22-Jan-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

**4 GRASSY STREET WERRIBEE VIC 3030**

Sold Price

\$960,000

Sold Date

26-Nov-25 4  2  2

Distance

0.47km**16 TINDALE BOULEVARD WERRIBEE VIC 3030**

Sold Price

\$930,000

Sold Date

22-Jan-26 4  2  2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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