

## 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	7 MINER COURT WERRIBEE VIC 3030
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### 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	\$700,000	&	\$750,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$630,000	Property type	House	Suburb	Werribee
Period-from	01 Feb 2025	to	31 Jan 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
16 ALBATROSS AVENUE WERRIBEE VIC 3030	\$720,000	14-Nov-25
27 WYNDHAM STREET WERRIBEE VIC 3030	\$730,000	07-Nov-25
32 TARNEIT ROAD WERRIBEE VIC 3030	\$680,000	10-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.

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**16 ALBATROSS AVENUE  
WERRIBEE VIC 3030**

3 1 2

Sold Price

**\$720,000** Sold Date **14-Nov-25**

Distance **0.15km**



**27 WYNDHAM STREET WERRIBEE  
VIC 3030**

3 1 5

Sold Price

**\$730,000** Sold Date **07-Nov-25**

Distance **0.64km**



**32 TARNEIT ROAD WERRIBEE VIC  
3030**

3 1 4

Sold Price

<sup>RS</sup> **\$680,000** Sold Date **10-Jan-26**

Distance **0.65km**

**RS** = Recent sale **UN** = Undisclosed Sale

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