

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

4 SWAN 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

1 LATROBE COURT WERRIBEE VIC 3030	\$620,000	30-May-25
36 COLORADO COURT WERRIBEE VIC 3030	\$611,700	11-Mar-25
11 FAUNA COURT WERRIBEE VIC 3030	\$622,500	02-Jun-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: 15 July 2025



1 LATROBE COURT WERRIBEE VIC 3030

Sold Price

\$620,000

Sold Date

30-May-25



4



2



-

Distance

0.41km



36 COLORADO COURT WERRIBEE VIC 3030

Sold Price

\$611,700

Sold Date

11-Mar-25



4



2



2

Distance

0.64km



11 FAUNA COURT WERRIBEE VIC 3030

Sold Price

\$622,500

Sold Date

02-Jun-25



4



2



1

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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