

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 PORTER 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

\$549,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Werribee

Period-from

01 Dec 2024

to

30 Nov 2025

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

6 ARTFIELD DRIVE WERRIBEE VIC 3030	\$565,000	24-Oct-25
23 BENSON DRIVE WERRIBEE VIC 3030	\$550,000	30-Aug-25
5 BENSON DRIVE WERRIBEE VIC 3030	\$570,000	06-Oct-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: 03 December 2025



6 ARTFIELD DRIVE WERRIBEE VIC 3030 Sold Price **\$565,000** Sold Date **24-Oct-25**
 Distance **0.39km**

3 2 2



23 BENSON DRIVE WERRIBEE VIC 3030 Sold Price **\$550,000** Sold Date **30-Aug-25**
 Distance **0.47km**

3 2 1



5 BENSON DRIVE WERRIBEE VIC 3030 Sold Price ^{RS} **\$570,000** Sold Date **06-Oct-25**
 Distance **0.54km**

3 2 2

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

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