

## 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

19 KETU STREET WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Werribee

Period-from

01 May 2025

to

30 Apr 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 KUVERA STREET WERRIBEE VIC 3030	\$760,000	08-Feb-26
6 JANAKI STREET WERRIBEE VIC 3030	\$750,000	08-Mar-26
8 MAHATMA ROAD WERRIBEE VIC 3030	\$765,000	17-Dec-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: 02 May 2026


**8 KUVERA STREET WERRIBEE VIC 3030**

Sold Price

**\$760,000**

Sold Date

**08-Feb-26**
 4
  3
  2

Distance

**0.11km**

**6 JANAKI STREET WERRIBEE VIC 3030**

Sold Price

**\$750,000**

Sold Date

**08-Mar-26**
 4
  3
  2

Distance

**0.13km**

**8 MAHATMA ROAD WERRIBEE VIC 3030**

Sold Price

**\$765,000**

Sold Date

**17-Dec-25**
 4
  2
  2

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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