

## 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

9 ALLUNGA WAY 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

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

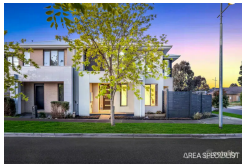
Date of sale

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 16 MATHOURA AVENUE WERRIBEE VIC 3030 | \$570,000 | 26-Oct-25 |
| 7 CROSBY WALK WERRIBEE VIC 3030      | \$560,000 | 27-Oct-25 |
| 31 ATTUNGA GROVE WERRIBEE VIC 3030   | \$570,000 | 31-Jul-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: 01 June 2026



**16 MATHOURA AVENUE WERRIBEE** Sold Price

**\$570,000** Sold Date **26-Oct-25**

**VIC 3030**

 3  2  2

Distance **0.28km**



**7 CROSBY WALK WERRIBEE VIC** Sold Price

**\$560,000** Sold Date **27-Oct-25**

**3030**

 3  3  2

Distance **0.29km**



**31 ATTUNGA GROVE WERRIBEE** Sold Price

**\$570,000** Sold Date **31-Jul-25**

**VIC 3030**

 3  2  2

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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