

## 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

43 GAMBUSIA ROAD 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Land

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

5 DANSHILL AVENUE WERRIBEE VIC 3030	\$725,000	10-Oct-25
116 TULSI AVENUE WERRIBEE VIC 3030	\$700,000	24-Feb-26
4 AVIATOR STREET WERRIBEE VIC 3030	\$735,000	01-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: 25 May 2026


**5 DANSHILL AVENUE WERRIBEE  
VIC 3030**
 4  3  2

Sold Price

**\$725,000**

Sold Date

**10-Oct-25**

Distance

**0.26km**

**116 TULSI AVENUE WERRIBEE VIC  
3030**
 3  2  2

Sold Price

**\$700,000**

Sold Date

**24-Feb-26**

Distance

**0.55km**

**4 AVIATOR STREET WERRIBEE VIC  
3030**
 4  -  2

Sold Price

**\$735,000**

Sold Date

**01-Jul-25**

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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