

## 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

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

5 JANAKI STREET WERRIBEE VIC 3030	\$750,000	22-Apr-26
47 GAMBUSIA ROAD WERRIBEE VIC 3030	\$735,000	17-Apr-26
6 PENVER TERRACE WERRIBEE VIC 3030	\$760,000	08-May-26

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: 16 June 2026


**5 JANAKI STREET WERRIBEE VIC 3030**
 4  3  2

Sold Price

**\$750,000**

 Sold Date **22-Apr-26**

 Distance **0.03km**

**47 GAMBUSIA ROAD WERRIBEE VIC 3030**
 4  2  2

Sold Price

<sup>RS</sup> **\$735,000**

 Sold Date **17-Apr-26**

 Distance **0.04km**

**6 PENVER TERRACE WERRIBEE VIC 3030**
 4  3  2

Sold Price

**\$760,000**

 Sold Date **08-May-26**

 Distance **3.38km**

RS = Recent sale

UN = Undisclosed Sale

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