

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

7 MORGAN CRESCENT 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

\$619,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2025

to

30 Jun 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

10 MORGAN CRESCENT WERRIBEE VIC 3030	\$643,000	07-Jun-26
18 MORGAN CRESCENT WERRIBEE VIC 3030	\$640,000	10-Feb-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: 13 July 2026



10 MORGAN CRESCENT WERRIBEE Sold Price **\$643,000** Sold Date **07-Jun-26**
VIC 3030

 4  2  2

Distance **0.06km**



18 MORGAN CRESCENT WERRIBEE Sold Price **\$640,000** Sold Date **10-Feb-25**
VIC 3030

 4  2  2

Distance **0.11km**

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

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