

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
12 Egret Court, Werribee, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$500,000 & \$550,000

Median sale price

Median price \$640,000 Property Type House Suburb Werribee (3030)

Period - From 01/02/2025 to 31/01/2026 Source Cotality

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
2 CASSOWARY AVENUE, WERRIBEE VIC 3030	\$585,000	10/12/2024
22 ARGYLE CRESCENT, WERRIBEE VIC 3030	\$547,000	27/01/2026
6 CASSOWARY AVENUE, WERRIBEE VIC 3030	\$530,000	10/01/2025

This Statement of Information was prepared on: 09/02/2026