

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 147 Rosella Avenue, Werribee, VIC 3030

Indicative selling price

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

Single Price \$550,000

Median sale price

Median price \$655,000 Property Type House Suburb Werribee (3030)

Period - From 01/07/2025 to 30/06/2026 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 |
|---------------------------------------|-----------|--------------|
| 133 ROSELLA AVENUE, WERRIBEE VIC 3030 | \$565,000 | 29/03/2025 |
| 8 KINGFISHER COURT, WERRIBEE VIC 3030 | \$630,000 | 18/02/2026 |
| 116 ROSELLA AVENUE, WERRIBEE VIC 3030 | \$570,400 | 12/03/2025 |

This Statement of Information was prepared on: 03/07/2026