

## 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 18 Potomac Close, Werribee, VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$600,000

&

\$630,000

### Median sale price

Median price

\$650,000

Property Type

House

Suburb

Werribee (3030)

Period - From

01/05/2025

to

30/04/2026

Source

Cotality

### Comparable property sales

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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
17 DANUBE DRIVE, WERRIBEE VIC 3030	\$645,000	17/03/2026
14 TIGRIS CLOSE, WERRIBEE VIC 3030	\$640,000	07/03/2026
19 FAUNA COURT, WERRIBEE VIC 3030	\$642,500	14/04/2026

This Statement of Information was prepared on: 02/06/2026