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	4 TUMUT COURT 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	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Werribee
Period-from	01 Aug 2025	to	31 Jul 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
2 PARRAMATTA ROAD WERRIBEE VIC 3030	$612,000	21-Sep-25
77 TAMARIND CRESCENT WERRIBEE VIC 3030	$660,000	26-Nov-25
9 SNOWY COURT WERRIBEE VIC 3030	$620,000	10-Dec-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: 19 August 2026

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2 PARRAMATTA ROAD WERRIBEE VIC 3030

3 2 2

Sold Price **$612,000** Sold Date **21-Sep-25**

Distance **0.06km**

77 TAMARIND CRESCENT WERRIBEE VIC 3030

3 2 1

Sold Price **$660,000** Sold Date **26-Nov-25**

Distance **0.16km**

9 SNOWY COURT WERRIBEE VIC 3030

3 1 2

Sold Price **$620,000** Sold Date **10-Dec-25**

Distance **0.18km**

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

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