

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

208/50 CATAMARAN DRIVE WERRIBEE SOUTH 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Werribee South

Period-from

01 Jan 2025

to

31 Dec 2025

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

14/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	\$350,000	27-Mar-25
16/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	\$340,000	24-Nov-25
201/50 CATAMARAN DRIVE WERRIBEE SOUTH VIC 3030	\$319,000	29-Apr-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: 27 January 2026



**14/50 CATAMARAN DRIVE
WERRIBEE SOUTH VIC 3030**

 1  1  1

Sold Price **\$350,000** Sold Date **27-Mar-25**

Distance **0km**



**16/50 CATAMARAN DRIVE
WERRIBEE SOUTH VIC 3030**

 1  1  1

Sold Price ^{RS} **\$340,000** ^{UN} Sold Date **24-Nov-25**

Distance **0km**



**201/50 CATAMARAN DRIVE
WERRIBEE SOUTH VIC 3030**

 1  1  1

Sold Price **\$319,000** Sold Date **29-Apr-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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