

## 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

2/19 COOTAMUNDRA COURT WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Werribee

Period-from

01 Mar 2025

to

28 Feb 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

1/11 ANNAROSA COURT WERRIBEE VIC 3030	\$600,000	20-Mar-26
2/174 DUNCANS ROAD WERRIBEE VIC 3030	\$620,000	16-Nov-25
3/174 DUNCANS ROAD WERRIBEE VIC 3030	\$595,000	13-May-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: 25 March 2026



**1/11 ANNAROSA COURT WERRIBEE** Sold Price  
**VIC 3030**

 3  2  1

<sup>RS</sup> **\$600,000** Sold Date **20-Mar-26**

Distance **0.46km**



**2/174 DUNCANS ROAD WERRIBEE** Sold Price  
**VIC 3030**

 3  2  2

**\$620,000** Sold Date **16-Nov-25**

Distance **0.98km**



**3/174 DUNCANS ROAD WERRIBEE** Sold Price  
**VIC 3030**

 3  2  1

**\$595,000** Sold Date **13-May-25**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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