

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

6 MAHATMA ROAD 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2025

to

31 Mar 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

8 MAHATMA ROAD WERRIBEE VIC 3030	\$765,000	17-Dec-25
7 VASTU STREET WERRIBEE VIC 3030	\$735,000	15-Apr-25
13 MURRINDAL STREET WERRIBEE VIC 3030	\$755,000	08-Sep-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: 24 April 2026



8 MAHATMA ROAD WERRIBEE VIC 3030 Sold Price **\$765,000** Sold Date **17-Dec-25**

 4
  2
  2

Distance **0.01km**



7 VASTU STREET WERRIBEE VIC 3030 Sold Price **\$735,000** Sold Date **15-Apr-25**

 4
  2
  2

Distance **0.15km**



13 MURRINDAL STREET WERRIBEE VIC 3030 Sold Price **\$755,000** Sold Date **08-Sep-25**

 4
  2
  2

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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