

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

9 ESKDALE STREET 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

\$765,000

&

\$805,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

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

8 MAHATMA ROAD WERRIBEE VIC 3030	\$765,000	17-Dec-25
7 GORKHA WAY WERRIBEE VIC 3030	\$778,000	02-Dec-25
131 NEWMARKET ROAD WERRIBEE VIC 3030	\$770,000	09-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: 03 March 2026



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

4 2 2

Distance **0.14km**



7 GORKHA WAY WERRIBEE VIC 3030 Sold Price **\$778,000** Sold Date **02-Dec-25**

4 2 2

Distance **0.08km**



131 NEWMARKET ROAD WERRIBEE VIC 3030 Sold Price **\$770,000** Sold Date **09-Apr-25**

5 3 2

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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