

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 WYNDHAM 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

\$745,000

&

\$795,000

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

2 GABRIELLE CLOSE WERRIBEE VIC 3030	\$770,000	22-Jan-26
23 TRACEY STREET WERRIBEE VIC 3030	\$790,000	17-Oct-25
20 TOWER ROAD WERRIBEE VIC 3030	\$770,000	29-Nov-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: 04 March 2026



2 GABRIELLE CLOSE WERRIBEE VIC 3030

Sold Price **\$770,000** Sold Date **22-Jan-26**

 3  1  2

Distance **1.66km**



23 TRACEY STREET WERRIBEE VIC 3030

Sold Price **\$790,000** Sold Date **17-Oct-25**

 3  2  2

Distance **0.82km**



20 TOWER ROAD WERRIBEE VIC 3030

Sold Price **\$770,000** Sold Date **29-Nov-25**

 3  2  2

Distance **1.02km**

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

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