

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

7 LODDON COURT 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

\$665,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,550

Property type

House

Suburb

Werribee

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

35 SHOALHAVEN STREET WERRIBEE VIC 3030	\$673,000	31-May-25
11 GOULBURN COURT WERRIBEE VIC 3030	\$665,000	31-May-25
104 ROSELLA AVENUE WERRIBEE VIC 3030	\$665,000	31-Jan-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: 02 July 2025



**35 SHOALHAVEN STREET
WERRIBEE VIC 3030**

4 2 2

Sold Price

^{RS} **\$673,000**

Sold Date **31-May-25**

Distance **0.21km**



**11 GOULBURN COURT WERRIBEE
VIC 3030**

4 2 2

Sold Price

^{RS} **\$665,000**

Sold Date **31-May-25**

Distance **0.78km**



**104 ROSELLA AVENUE WERRIBEE
VIC 3030**

4 2 2

Sold Price

\$665,000

Sold Date **31-Jan-25**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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