

## 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 COOLBINIA AVENUE 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Werribee

Period-from

01 May 2025

to

30 Apr 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 HUTTON ROAD WERRIBEE VIC 3030       | \$605,000 | 10-Dec-25 |
| 20 DRUM STREET MAMBOURIN VIC 3024     | \$630,000 | 24-Feb-26 |
| 25 ORANA STREET WYNDHAM VALE VIC 3024 | \$600,000 | 25-Mar-26 |

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 May 2026



**1 HUTTON ROAD WERRIBEE VIC 3030**

Sold Price **\$605,000** Sold Date **10-Dec-25**

3 2 2

Distance **0.76km**



**20 DRUM STREET MAMBOURIN VIC 3024**

Sold Price **\$630,000** Sold Date **24-Feb-26**

3 2 2

Distance **1.38km**



**25 ORANA STREET WYNDHAM VALE VIC 3024**

Sold Price **\$600,000** Sold Date **25-Mar-26**

3 2 1

Distance **1.36km**

RS = Recent sale      UN = Undisclosed Sale

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