

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

12 Tanilba Street, Werribee Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price

Median price \$650,000 Property Type House Suburb Werribee

Period - From 09/02/2025 to 08/02/2026 Source Property Data

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 six 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	36 Rows Rd WERRIBEE 3030	\$530,000	11/10/2025
2	34 Iluka Dr WERRIBEE 3030	\$520,000	03/10/2025
3	11 Linda Ct WERRIBEE 3030	\$500,000	16/06/2025

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 six months.~~

This Statement of Information was prepared on: 09/02/2026 13:29

12 Tanilba Street, Werribee Vic 3030

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Property Type:
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median House Price
09/02/2025 - 08/02/2026: \$650,000

Comparable Properties



36 Rows Rd WERRIBEE 3030 (VG)



Price: \$530,000
Method: Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments

*This home is in better condition. *Land size is around 60sqm smaller.



34 Iluka Dr WERRIBEE 3030 (REI/VG)



Price: \$520,000
Method: Private Sale
Date: 03/10/2025
Property Type: House
Land Size: 533 sqm approx

Agent Comments

*This home is in better condition. *Land size is around 60sqm smaller.



11 Linda Ct WERRIBEE 3030 (VG)



Price: \$500,000
Method: Sale
Date: 16/06/2025
Property Type: House (Res)
Land Size: 528 sqm approx

Agent Comments

*This home is in better condition. *Land size is around 60sqm smaller.

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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