

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
35 COLDSTREAM AVENUE 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 \$595,000 & \$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Werribee
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> 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
47 PERRY ROAD WERRIBEE VIC 3030	\$640,000	11-Sep-25
79 COLDSTREAM AVENUE WERRIBEE VIC 3030	\$600,000	21-Jul-25
76 POWLETT STREET WERRIBEE VIC 3030	\$599,900	25-Oct-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: 19 January 2026



47 PERRY ROAD WERRIBEE VIC 3030

 3  2  2

Sold Price

\$640,000

Sold Date

11-Sep-25

Distance **0.91km**



79 COLDSTREAM AVENUE WERRIBEE VIC 3030

 3  2  2

Sold Price

\$600,000

Sold Date

21-Jul-25

Distance **0.25km**



76 POWLETT STREET WERRIBEE VIC 3030

 -  -  -

Sold Price

\$599,900

Sold Date

25-Oct-25

Distance **0.69km**

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

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