

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 BATMAN 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Land

Suburb

Werribee

Period-from

01 Jan 2025

to

31 Dec 2025

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

10 AMETHYST PLACE WERRIBEE VIC 3030	\$1,115,000	16-Aug-25
28 WATERFRONT BOULEVARD WERRIBEE VIC 3030	\$1,175,000	03-Sep-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: 30 January 2026



10 AMETHYST PLACE WERRIBEE VIC 3030

4 2 2

Sold Price

\$1,115,000

Sold Date **16-Aug-25**

Distance

0.32km



28 WATERFRONT BOULEVARD WERRIBEE VIC 3030

5 2 2

Sold Price

\$1,175,000

Sold Date **03-Sep-25**

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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