

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

45 LANCASHIRE DRIVE 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

\$1,125,000

&

\$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Werribee

Period-from

01 Apr 2025

to

31 Mar 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

13-15 AURORA COURT WERRIBEE VIC 3030	\$1,185,000	15-Nov-25
12 RIBERA COURT WERRIBEE VIC 3030	\$1,150,000	27-Nov-25
19 SONDER AVENUE WERRIBEE VIC 3030	\$1,130,000	21-Dec-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: 28 April 2026



**13-15 AURORA COURT WERRIBEE
VIC 3030**

4 2 4

Sold Price

\$1,185,000

Sold Date

15-Nov-25

Distance

4.4km



**12 RIBERA COURT WERRIBEE VIC
3030**

3 2 1

Sold Price

\$1,150,000

Sold Date

27-Nov-25

Distance

2.24km



**19 SONDER AVENUE WERRIBEE
VIC 3030**

4 3 2

Sold Price

\$1,130,000

Sold Date

21-Dec-25

Distance

1.18km



**8 SUGARLOAF GROVE WERRIBEE
VIC 3030**

6 3 2

Sold Price

\$1,095,760

Sold Date

28-Feb-26

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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