

## 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

13 BOWER DRIVE 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

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2025

to

31 Jan 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 35 THAMES BOULEVARD WERRIBEE VIC 3030 | \$550,000 | 24-Oct-25 |
| 28 KASEM DRIVE WERRIBEE VIC 3030      | \$590,500 | 20-Nov-25 |
| 12 ANGLIA COURT WERRIBEE VIC 3030     | \$586,000 | 02-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: 13 February 2026



**35 THAMES BOULEVARD  
WERRIBEE VIC 3030**

 3  1  1

Sold Price **\$550,000** Sold Date **24-Oct-25**

Distance **0.49km**



**28 KASEM DRIVE WERRIBEE VIC  
3030**

 3  1  2

Sold Price **\$590,500** Sold Date **20-Nov-25**

Distance **0.92km**



**12 ANGLIA COURT WERRIBEE VIC  
3030**

 3  2  1

Sold Price **\$586,000** Sold Date **02-Oct-25**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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