

## 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

42 ORMISTON CRESCENT 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

\$860,000

&

\$920,000

### 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

6 SONDER AVENUE WERRIBEE VIC 3030	\$860,000	23-Oct-25
35 EAGLEMONT WAY WERRIBEE VIC 3030	\$850,000	16-Apr-26
7 ALLIUM STREET WERRIBEE VIC 3030	\$900,000	08-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: 21 April 2026



**6 SONDER AVENUE WERRIBEE VIC 3030** Sold Price **\$860,000** Sold Date **23-Oct-25**  
 Distance **0.21km**

4 2 2



**35 EAGLEMONT WAY WERRIBEE VIC 3030** Sold Price <sup>RS</sup> **\$850,000** Sold Date **16-Apr-26**  
 Distance **1.27km**

4 2 2



**7 ALLIUM STREET WERRIBEE VIC 3030** Sold Price <sup>RS</sup> **\$900,000** Sold Date **08-Dec-25**  
 Distance **1.05km**

4 2 2

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

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