

## 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

3 BECONTREE GROVE 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2025

to

28 Feb 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 4 JINDALEE WAY WERRIBEE VIC 3030       | \$825,000 | 05-Oct-24 |
| 17 OVERLAND CHASE WERRIBEE VIC 3030    | \$800,000 | 12-May-25 |
| 54 ORMISTON CRESCENT WERRIBEE VIC 3030 | \$812,222 | 30-Oct-24 |

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 March 2026



**4 JINDALEE WAY WERRIBEE VIC 3030**

 4  3  2

Sold Price

**\$825,000**

Sold Date **05-Oct-24**

Distance **1.42km**



**17 OVERLAND CHASE WERRIBEE VIC 3030**

 4  3  2

Sold Price

**\$800,000**

Sold Date **12-May-25**

Distance **1.44km**



**54 ORMISTON CRESCENT WERRIBEE VIC 3030**

 5  3  2

Sold Price

**\$812,222**

Sold Date **30-Oct-24**

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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