

## 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

9 RUISLIP 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

\$720,000

&

\$760,000

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 15 DUCLAIR AVENUE WERRIBEE VIC 3030    | \$765,000 | 26-Feb-26 |
| 36 CHAPELTON WAY WERRIBEE VIC 3030     | \$710,000 | 27-Jan-26 |
| 80 TOWNLEY BOULEVARD WERRIBEE VIC 3030 | \$725,000 | 03-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: 18 March 2026

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**15 DUCLAIR AVENUE WERRIBEE  
VIC 3030**

Sold Price

RS

**\$765,000**

Sold Date

**26-Feb-26**

4



2



2

Distance

**0.6km**
**36 CHAPELTON WAY WERRIBEE  
VIC 3030**

Sold Price

**\$710,000**

Sold Date

**27-Jan-26**

4

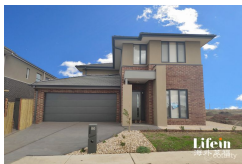


2



2

Distance

**0.38km**
**80 TOWNLEY BOULEVARD  
WERRIBEE VIC 3030**

Sold Price

**\$725,000**

Sold Date

**03-Dec-25**

4



2



2

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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