

## 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

12 ATHERTON WAY 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2024

to

31 Aug 2025

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

9 COLCHESTER DRIVE WERRIBEE VIC 3030	\$730,000	16-Jul-25
7 CANMORE STREET WERRIBEE VIC 3030	\$730,000	08-May-25
39 CRESSY STREET WERRIBEE VIC 3030	\$770,000	23-Jul-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: 11 September 2025



**9 COLCHESTER DRIVE WERRIBEE VIC 3030**

4 2 2

Sold Price

**\$730,000**

Sold Date

**16-Jul-25**

Distance

**0.16km**



**7 CANMORE STREET WERRIBEE VIC 3030**

4 2 2

Sold Price

Sold Date

**08-May-25**

Distance

**0.36km**



**39 CRESSY STREET WERRIBEE VIC 3030**

4 2 2

Sold Price

**\$770,000**

Sold Date

**23-Jul-25**

Distance

**0.46km**



**14 TUNDRA ESPLANADE WERRIBEE VIC 3030**

4 2 2

Sold Price

Sold Date

**24-Jul-25**

Distance

**1.34km**

RS = Recent sale

UN = Undisclosed Sale

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