

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

7 MINER COURT WERRIBEE VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

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

8 SANDERLING STREET WERRIBEE VIC 3030	\$655,000	21-Aug-25
18 KOOKABURRA AVENUE WERRIBEE VIC 3030	\$625,000	01-Oct-25
26 NIGHTINGALE DRIVE WERRIBEE VIC 3030	\$640,000	16-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 February 2026



8 SANDERLING STREET WERRIBEE VIC 3030 Sold Price **\$655,000** Sold Date **21-Aug-25**

3 1 2

Distance **0.49km**



18 KOOKABURRA AVENUE WERRIBEE VIC 3030 Sold Price **\$625,000** Sold Date **01-Oct-25**

3 1 2

Distance **0.69km**



26 NIGHTINGALE DRIVE WERRIBEE VIC 3030 Sold Price **\$640,000** Sold Date **16-Dec-25**

3 1 2

Distance **0.69km**



4 JELLCOE STREET WERRIBEE VIC 3030 Sold Price **\$660,000** Sold Date **08-Oct-25**

3 1 2

Distance **0.92km**

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

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