

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

8 WAGNER DRIVE 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

\$630,000

Property type

House

Suburb

Werribee

Period-from

01 Jan 2025

to

31 Dec 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

8 MAHATMA ROAD WERRIBEE VIC 3030	\$765,000	05-Jan-26
34 INDURA DRIVE WERRIBEE VIC 3030	\$650,000	19-Dec-25
3 BAMBURGH STREET WERRIBEE VIC 3030	\$677,777	17-Sep-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.~~

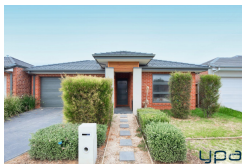
This Statement of Information was prepared on: 23 January 2026



8 MAHATMA ROAD WERRIBEE VIC 3030 Sold Price ^{RS} **\$765,000** Sold Date **05-Jan-26**
 4 2 2 Distance **1.21km**



34 INDURA DRIVE WERRIBEE VIC 3030 Sold Price ^{RS} **\$650,000** Sold Date **19-Dec-25**
 3 2 1 Distance **0.15km**



3 BAMBURGH STREET WERRIBEE VIC 3030 Sold Price **\$677,777** Sold Date **17-Sep-25**
 4 2 2 Distance **0.14km**

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

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