

## 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

1/5 ODESSA COURT 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

\$510,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 5 MONTANA DRIVE WERRIBEE VIC 3030   | \$540,000 | 20-Aug-25 |
| 1/9 MONTANA DRIVE WERRIBEE VIC 3030 | \$525,000 | 27-Mar-25 |
| 28 EVERWIN DRIVE WERRIBEE VIC 3030  | \$513,500 | 29-Apr-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: 30 September 2025



**5 MONTANA DRIVE WERRIBEE VIC 3030**

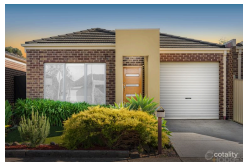
Sold Price

**\$540,000**

Sold Date **20-Aug-25**

 3  1  1

Distance **0.09km**



**1/9 MONTANA DRIVE WERRIBEE VIC 3030**

Sold Price

**\$525,000**

Sold Date **27-Mar-25**

 3  2  1

Distance **0.1km**



**28 EVERWIN DRIVE WERRIBEE VIC 3030**

Sold Price

**\$513,500**

Sold Date **29-Apr-25**

 3  1  1

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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