

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 (*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

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

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: 12 September 2025



5 MONTANA DRIVE WERRIBEE VIC 3030 Sold Price ^{RS} **\$540,000** ^{UN} 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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