

## 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

19 GAMBUSIA ROAD 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

\$739,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Werribee

Period-from

01 Nov 2024

to

31 Oct 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 15 KALYANI STREET WERRIBEE VIC 3030 | \$750,000 | 02-Jun-25 |
| 41 RAWSON CIRCUIT WERRIBEE VIC 3030 | \$749,900 | 13-Jun-25 |
| 22 WATTLE AVENUE WERRIBEE VIC 3030  | \$750,000 | 31-May-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 November 2025



**Real Estate**

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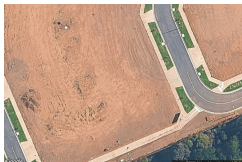


**15 KALYANI STREET WERRIBEE  
VIC 3030**

Sold Price **\$750,000** Sold Date **02-Jun-25**

4 - -

Distance **0.88km**



**41 RAWSON CIRCUIT WERRIBEE  
VIC 3030**

Sold Price **\$749,900** Sold Date **13-Jun-25**

4 - -

Distance **0.8km**



**22 WATTLE AVENUE WERRIBEE  
VIC 3030**

Sold Price **\$750,000** Sold Date **31-May-25**

4 2 2

Distance **3.09km**

RS = Recent sale

UN = Undisclosed Sale

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