

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

41 GAMBUSIA ROAD 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

\$649,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Werribee

Period-from

01 May 2025

to

30 Apr 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 JANAKI STREET WERRIBEE VIC 3030	\$680,500	09-Jan-26
17 JANAKI STREET WERRIBEE VIC 3030	\$690,000	06-Mar-26
3 DANSHILL AVENUE WERRIBEE VIC 3030	\$675,000	12-Nov-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: 04 May 2026

**8 JANAKI STREET WERRIBEE VIC 3030**

Sold Price

\$680,500

Sold Date

09-Jan-26

4 2 1

Distance

0.06km**17 JANAKI STREET WERRIBEE VIC 3030**

Sold Price

\$690,000

Sold Date

06-Mar-26

4 2 1

Distance

0.1km**3 DANSHILL AVENUE WERRIBEE VIC 3030**

Sold Price

\$675,000

Sold Date

12-Nov-25

4 2 2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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