

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

5 JANAKI STREET 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2025

to

28 Feb 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 KUVERA STREET WERRIBEE VIC 3030	\$760,000	23-Feb-26
28 YEARLING PROMENADE WERRIBEE VIC 3030	\$735,000	23-Sep-25
6 AVIATOR STREET WERRIBEE VIC 3030	\$730,000	13-Oct-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 March 2026


8 KUVERA STREET WERRIBEE VIC 3030

Sold Price

^{RS}
\$760,000

Sold Date

23-Feb-26
 4
  3
  2

Distance

0.2km

28 YEARLING PROMENADE WERRIBEE VIC 3030

Sold Price

\$735,000

Sold Date

23-Sep-25
 4
  3
  2

Distance

0.39km

6 AVIATOR STREET WERRIBEE VIC 3030

Sold Price

\$730,000

Sold Date

13-Oct-25
 3
  -
  -

Distance

1.06km

5 DANSHILL AVENUE WERRIBEE VIC 3030

Sold Price

\$725,000

Sold Date

10-Oct-25
 4
  3
  2

Distance

0.29km
RS = Recent sale

UN = Undisclosed Sale

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