

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

4 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

\$719,000

&

\$769,000

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

6 JANAKI STREET WERRIBEE VIC 3030	\$750,000	08-Mar-26
8 KUVERA STREET WERRIBEE VIC 3030	\$760,000	08-Feb-26
102 DUTCHELM AVENUE WERRIBEE VIC 3030	\$745,000	11-Feb-26

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: 14 May 2026



6 JANAKI STREET WERRIBEE VIC 3030

Sold Price

\$750,000

Sold Date

08-Mar-26

4 2 2

Distance

0.03km



8 KUVERA STREET WERRIBEE VIC 3030

Sold Price

\$760,000

Sold Date

08-Feb-26

4 3 2

Distance

0.23km



102 DUTCHELM AVENUE WERRIBEE VIC 3030

Sold Price

\$745,000

Sold Date

11-Feb-26

4 2 1

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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