

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

\$729,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2025

to

31 May 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

5 JANAKI STREET WERRIBEE VIC 3030	\$750,000	22-Apr-26
6 JANAKI STREET WERRIBEE VIC 3030	\$750,000	08-Mar-26
47 GAMBUSIA ROAD WERRIBEE VIC 3030	\$735,000	17-Apr-26

OR

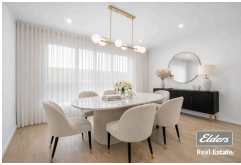
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 June 2026

**5 JANAKI STREET WERRIBEE VIC 3030**

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Sold Price

\$750,000Sold Date **22-Apr-26**Distance **0.04km****6 JANAKI STREET WERRIBEE VIC 3030**

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Sold Price

Sold Date **08-Mar-26**Distance **0.01km****47 GAMBUSIA ROAD WERRIBEE VIC 3030**

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Sold Price

\$735,000Sold Date **17-Apr-26**Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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