

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

7 GLEAM 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

\$660,000

Property type

House

Suburb

Werribee

Period-from

01 Aug 2025

to

31 Jul 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
14 JANAKI STREET WERRIBEE VIC 3030	\$765,000	17-Jun-26
5 JANAKI STREET WERRIBEE VIC 3030	\$750,000	22-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.~~

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Real Estate

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6 JANAKI STREET WERRIBEE VIC 3030

Sold Price

\$750,000

Sold Date

08-Mar-26

4 2 2

Distance

0.02km



14 JANAKI STREET WERRIBEE VIC 3030

Sold Price

\$765,000

Sold Date

17-Jun-26

4 3 2

Distance

0.04km



5 JANAKI STREET WERRIBEE VIC 3030

Sold Price

\$750,000

Sold Date

22-Apr-26

4 3 2

Distance

0.07km



11 JANAKI STREET WERRIBEE VIC 3030

Sold Price

\$748,000

Sold Date

28-May-26

4 2 2

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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