

## 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

25 GAMBUSIA ROAD WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 8 KUVERA STREET WERRIBEE VIC 3030 | \$760,000 | 08-Feb-26 |
| 5 JANAKI STREET WERRIBEE VIC 3030 | \$750,000 | 22-Apr-26 |
| 6 JANAKI STREET WERRIBEE VIC 3030 | \$750,000 | 08-Mar-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: 19 June 2026



**Real Estate**

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**8 KUVERA STREET WERRIBEE VIC 3030**

Sold Price

**\$760,000**

Sold Date

**08-Feb-26**

4 3 2

Distance

**0.07km**



**5 JANAKI STREET WERRIBEE VIC 3030**

Sold Price

**\$750,000**

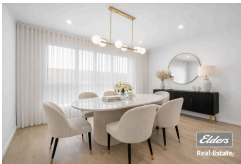
Sold Date

**22-Apr-26**

4 3 2

Distance

**0.11km**



**6 JANAKI STREET WERRIBEE VIC 3030**

Sold Price

Sold Date

**08-Mar-26**

4 2 2

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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