

## 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

17 FISHBONE AVENUE WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Werribee

Period-from

01 Sep 2024

to

31 Aug 2025

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 18 FISHBONE AVENUE WERRIBEE VIC 3030 | \$750,000 | 13-Jun-25 |
| 13 TOPPER STREET WERRIBEE VIC 3030   | \$870,000 | 03-Nov-24 |
| 7 DRIVER STREET WERRIBEE VIC 3030    | \$745,000 | 25-Jun-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: 10 September 2025


**18 FISHBONE AVENUE WERRIBEE  
VIC 3030**

Sold Price

**\$750,000**

Sold Date

**13-Jun-25**
 4

 2

 2

Distance

**0.05km**

**13 TOPPER STREET WERRIBEE VIC  
3030**

Sold Price

**\$870,000**

Sold Date

**03-Nov-24**
 4

 2

 2

Distance

**0.13km**

**7 DRIVER STREET WERRIBEE VIC  
3030**

Sold Price

**\$745,000**

Sold Date

**25-Jun-25**
 4

 2

 2

Distance

**0.22km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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