

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

5 MONTANA DRIVE 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

| | | |
|---------------------------------------|-----------|-----------|
| 1/9 MONTANA DRIVE WERRIBEE VIC 3030 | \$525,000 | 27-Mar-25 |
| 3/20 STAWELL STREET WERRIBEE VIC 3030 | \$540,000 | 19-Apr-25 |
| 26 ARBUCKLE ROAD WERRIBEE VIC 3030 | \$595,000 | 24-Feb-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: 16 July 2025



**1/9 MONTANA DRIVE WERRIBEE
VIC 3030**

 3  2  1

Sold Price

\$525,000

Sold Date

27-Mar-25

Distance

0.05km



**3/20 STAWELL STREET WERRIBEE
VIC 3030**

 3  1  2

Sold Price

\$540,000

Sold Date

19-Apr-25

Distance

1.37km



**26 ARBUCKLE ROAD WERRIBEE
VIC 3030**

 4  2  2

Sold Price

\$595,000

Sold Date

24-Feb-25

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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