

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

6 MCPHERSON PLACE 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

\$1,100,000

&

\$1,200,000

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

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 DELTA COURT WERRIBEE VIC 3030	\$1,080,000	09-Jul-25
15 KILLARA COURT WERRIBEE VIC 3030	\$1,145,000	06-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: 22 July 2025



6 DELTA COURT WERRIBEE VIC 3030

Sold Price ^{RS} **\$1,080,000** Sold Date **09-Jul-25**

4 2 2

Distance **1.14km**



15 KILLARA COURT WERRIBEE VIC 3030

Sold Price **\$1,145,000** Sold Date **06-Feb-25**

4 2 2

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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