

# 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

113 Duncans 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)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$601,000 Property Type House Suburb Werribee

Period - From 01/01/2025 to 31/03/2025 Source REIV

### 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 six 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 Moubray Ct WERRIBEE 3030	\$690,000	22/05/2025
2	7 Tyrone St WERRIBEE 3030	\$650,000	06/05/2025
3	43 Anderson St WERRIBEE 3030	\$670,000	28/02/2025

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 six months.~~

This Statement of Information was prepared on:

07/07/2025 11:29



Jason Mantello  
0402 091 191  
jmantello@mantello.com.au



**Property Type:** Land  
**Land Size:** 639 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median House Price**  
March quarter 2025: \$601,000

## Comparable Properties

### 9 Moubray Ct WERRIBEE 3030 (VG)

**Agent Comments**



**Price:** \$690,000  
**Method:** Sale  
**Date:** 22/05/2025  
**Property Type:** House (Res)  
**Land Size:** 672 sqm approx

### 7 Tyrone St WERRIBEE 3030 (VG)

**Agent Comments**



**Price:** \$650,000  
**Method:** Sale  
**Date:** 06/05/2025  
**Property Type:** House (Res)  
**Land Size:** 633 sqm approx



### 43 Anderson St WERRIBEE 3030 (REI/VG)

**Agent Comments**



**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 28/02/2025  
**Property Type:** House  
**Land Size:** 540 sqm approx

**Account - Mantello Real Estate**



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.