

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

3/13 MAMBOURIN STREET 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

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Werribee

Period-from

01 Mar 2025

to

28 Feb 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

LOT 12/14 MANLY STREET WERRIBEE VIC 3030	\$255,000	18-Sep-25
2/14 MANLY STREET WERRIBEE VIC 3030	\$240,000	20-Sep-25
LOT 8/14 MANLY STREET WERRIBEE VIC 3030	\$240,000	20-Sep-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: 04 March 2026



**LOT 12/14 MANLY STREET
WERRIBEE VIC 3030**

 2  1  1

Sold Price **\$255,000** Sold Date **18-Sep-25**

Distance **0.69km**

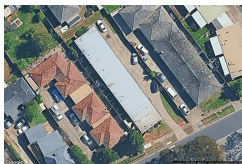


**2/14 MANLY STREET WERRIBEE
VIC 3030**

 2  1  1

Sold Price **\$240,000** Sold Date **20-Sep-25**

Distance **0.69km**



**LOT 8/14 MANLY STREET
WERRIBEE VIC 3030**

 2  -  -

Sold Price Sold Date **20-Sep-25**

Distance **0.69km**

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

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