

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

8 SUGARLOAF GROVE 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

\$1,075,000

&

\$1,130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Werribee

Period-from

01 Feb 2025

to

31 Jan 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

2 ATTUNGA GROVE WERRIBEE VIC 3030	\$1,015,000	19-Sep-25
45 ST ANDREWS DRIVE WERRIBEE VIC 3030	\$1,000,000	20-Sep-25
12 RIBERA COURT WERRIBEE VIC 3030	\$1,150,000	10-Dec-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: 06 February 2026



2 ATTUNGA GROVE WERRIBEE VIC 3030 Sold Price **\$1,015,000** Sold Date **19-Sep-25**

4 2 8

Distance **0.28km**



45 ST ANDREWS DRIVE WERRIBEE VIC 3030 Sold Price **\$1,000,000** Sold Date **20-Sep-25**

5 2 2

Distance **1.06km**



12 RIBERA COURT WERRIBEE VIC 3030 Sold Price ^{RS} **\$1,150,000** Sold Date **10-Dec-25**

4 2 1

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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