

## 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

7 CONSTANT AVENUE WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$835,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Werribee

Period-from

01 May 2025

to

30 Apr 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

7 MAGDALA STREET WERRIBEE VIC 3030	\$855,000	07-Apr-26
4 GORKHA WAY WERRIBEE VIC 3030	\$840,000	15-Feb-26
9 YEARLING PROMENADE WERRIBEE VIC 3030	\$812,000	17-Nov-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: 01 May 2026



**7 MAGDALA STREET WERRIBEE  
VIC 3030**

4 3 2

Sold Price

<sup>RS</sup>

**\$855,000**

Sold Date

**07-Apr-26**

Distance

**0.48km**



**4 GORKHA WAY WERRIBEE VIC  
3030**

4 2 2

Sold Price

<sup>RS</sup>

**\$840,000**

Sold Date

**15-Feb-26**

Distance

**0.23km**



**9 YEARLING PROMENADE  
WERRIBEE VIC 3030**

4 2 2

Sold Price

**\$812,000**

Sold Date

**17-Nov-25**

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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