

## 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 HANIPER GROVE WERRIBEE VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$635,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Werribee

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

59 GOLDENEYE CIRCUIT WERRIBEE VIC 3030	665000	12-Apr-25
49 SHIPWRIGHT PARADE WERRIBEE VIC 3030	690000	01-Apr-25
50 JINDALEE WAY WERRIBEE VIC 3030	610000	21-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: 13 May 2025



59 GOLDENEYE CIRCUIT  
WERRIBEE VIC 3030

4 2 2

Sold Price <sup>RS</sup> **665000** Sold Date **12-Apr-25**  
Distance **0.55km**



49 SHIPWRIGHT PARADE  
WERRIBEE VIC 3030

4 2 2

Sold Price **690000** Sold Date **01-Apr-25**  
Distance **1.37km**



50 JINDALEE WAY WERRIBEE VIC  
3030

4 2 2

Sold Price **610000** Sold Date **21-Feb-25**  
Distance **1.16km**



37 TAWORRI CRESCENT  
WERRIBEE VIC 3030

4 2 2

Sold Price <sup>RS</sup> **630000** Sold Date **03-Mar-25**  
Distance **1.16km**

RS = Recent sale      UN = Undisclosed Sale

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