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	13 Tigris Close, Werribee, Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$610,000

Median sale price

Median price	$680,000	Property type	*House*	Suburb	Werribee

Period - From	01/10/2025	to	31/12/2025	Source	PropTrack

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
2/54 Kookaburra Avenue, Werribee, VIC 3030	$610,000	13/12/2025
9 Berrigan Court, Werribee, VIC 3030	$610,000	16/10/2025
42 Tamarind Crescent, Werribee, VIC 3030	$610,000	11/09/2025

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: 22/01/2026