

# 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

2/1355 Healesville-Koo Wee Rup Road, Woori Yallock Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$549,950

### Median sale price

Median price \$675,000

Property Type House

Suburb Woori Yallock

Period - From 01/10/2024

to 31/12/2024

Source REIV

### 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
1	1/1355 Healesville Koo Wee Rup Rd WOORI YALLOCK 3139	\$490,000	20/11/2024
2			
3			

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:

10/02/2025 13:00



Leah Bannerman  
9735 3300  
0448 924 266

lbannerman@barryplant.com.au

**Indicative Selling Price**  
\$549,950

**Median House Price**  
December quarter 2024: \$675,000



2   1   1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



1/1355 Healesville Koo Wee Rup Rd WOORI YALLOCK  
3139 (REI)

**Agent Comments**

2   1   1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 20/11/2024

**Property Type:** Unit

**Land Size:** 234 sqm approx

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.