

## 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

6 PHILLIP ROAD WOORI YALLOCK VIC 3139

### 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Woori Yallock

Period-from

01 Apr 2024

to

31 Mar 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

1 LUSATIA PARK ROAD WOORI YALLOCK VIC 3139	\$1,160,000	19-Sep-24
4 ELVIAN ROAD WOORI YALLOCK VIC 3139	\$1,300,000	25-Nov-23
2115 WARBURTON HIGHWAY LAUNCHING PLACE VIC 3139	\$1,225,000	28-Jul-24

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: 07 April 2025



## 1 LUSATIA PARK ROAD WOORI YALLOCK VIC 3139

4 3 5

Sold Price

**\$1,160,000**

Sold Date

**19-Sep-24**

Distance

**1.18km**



## 4 ELVIAN ROAD WOORI YALLOCK VIC 3139

4 3 5

Sold Price

**\$1,300,000**

Sold Date

**25-Nov-23**

Distance

**1.78km**



## 2115 WARBURTON HIGHWAY LAUNCHING PLACE VIC 3139

4 2 6

Sold Price

**\$1,225,000**

Sold Date

**28-Jul-24**

Distance

**3.41km**



## 5 SILVERWATTLE ROAD LAUNCHING PLACE VIC 3139

4 2 8

Sold Price

<sup>RS</sup> **\$1,180,000**

Sold Date

**26-Mar-25**

Distance

**3.52km**

RS = Recent sale

UN = Undisclosed Sale

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