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

1442 HEALESVILLE-KOO WEE RUP ROAD WOORI YALLOCK VIC 3139

Indicative selling price

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

Single Price or range between \$1,150,000 & \$1,250,0	Single Price	÷		\$1,150,000	&	\$1,250,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$692,000	Prope	erty type	House		Suburb	Woori Yallock
Period-from	01 Nov 2024	to	31 Oct 2	2025	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
6 PHILLIP ROAD WOORI YALLOCK VIC 3139	\$1,230,000	02-May-25
1502 WARBURTON HIGHWAY WOORI YALLOCK VIC 3139	\$1,150,000	13-Aug-25
25 SUNNYSIDE ROAD GRUYERE VIC 3770	\$1,380,000	05-Apr-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: 11 November 2025





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6 PHILLIP ROAD WOORI YALLOCK Sold Price VIC 3139

\$1,230,000 Sold Date 02-May-25

Distance 1km



1502 WARBURTON HIGHWAY **WOORI YALLOCK VIC 3139**

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Sold Price

^{RS}\$1,150,000 Sold Date 13-Aug-25

Distance 1.17km



25 SUNNYSIDE ROAD GRUYERE

Sold Price

\$1,380,000 Sold Date **05-Apr-25**

Distance 4.23km



VIC 3770

\$1,390,000 Sold Date **06-Mar-25**

SOLICE LIEN

225 WICKHAMS ROAD LAUNCHING Sold Price PLACE VIC 3139

5 ₩ 3 ⇔ 6 Distance

4.45km

RS = Recent sale

UN = Undisclosed Sale

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