

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

25 Alan Grove, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price

\$725,000

Property Type

House

Suburb

Woori Yallock

Period - From

01/07/2024

to

30/06/2025

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	15 Alan Gr WOORI YALLOCK 3139	\$600,000	27/03/2025
2	31 Middleton Dr WOORI YALLOCK 3139	\$650,000	27/03/2025
3	6 Tarhilla Dr LAUNCHING PLACE 3139	\$607,500	18/03/2025

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:

05/08/2025 13:30



Property Type:
Divorce/Estate/Family Transfers
Land Size: 881 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median House Price
Year ending June 2025: \$725,000

Comparable Properties



15 Alan Gr WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 630 sqm approx



31 Middleton Dr WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 769 sqm approx



6 Tarihilla Dr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments



Price: \$607,500
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 1128 sqm approx