

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

38 Alan Grove, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$780,000

Property Type House

Suburb Woori Yallock

Period - From 01/01/2025

to 31/03/2025

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	10/1355 Healesville Koo Wee Rup Rd WOORI YALLOCK 3139	\$545,000	06/06/2025
2	15 Alan Gr WOORI YALLOCK 3139	\$600,000	27/03/2025
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:

25/06/2025 17:05



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Indicative Selling Price

\$530,000 - \$580,000

Median House Price

March quarter 2025: \$780,000



Property Type: House (Previously Occupied - Detached)
Land Size: 602 sqm approx
Agent Comments

Comparable Properties



10/1355 Healesville Koo Wee Rup Rd WOORI YALLOCK 3139 (REI) **Agent Comments**



Price: \$545,000
Method: Private Sale
Date: 06/06/2025
Property Type: House
Land Size: 271 sqm approx



15 Alan Gr WOORI YALLOCK 3139 (REI) **Agent Comments**



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



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