

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

7 EMMA COURT 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Woori Yallock

Period-from

01 Jan 2025

to

31 Dec 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

12 GORDON COURT WOORI YALLOCK VIC 3139	\$752,000	08-Nov-25
3 EILEEN GROVE WOORI YALLOCK VIC 3139	\$671,000	03-Sep-25
9 MICHAEL COURT WOORI YALLOCK VIC 3139	\$735,000	07-May-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: 13 January 2026

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**12 GORDON COURT WOORI
YALLOCK VIC 3139**

3 1 2

Sold Price **\$752,000** Sold Date **08-Nov-25**

Distance **0.06km**



**3 EILEEN GROVE WOORI
YALLOCK VIC 3139**

3 1 1

Sold Price **\$671,000** Sold Date **03-Sep-25**

Distance **0.21km**



**9 MICHAEL COURT WOORI
YALLOCK VIC 3139**

3 1 3

Sold Price **\$735,000** Sold Date **07-May-25**

Distance **0.27km**



**50 GLENWRIGHT AVENUE WOORI
YALLOCK VIC 3139**

3 1 2

Sold Price **\$700,000** Sold Date **13-Oct-25**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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