

## 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 33 Carroll Street, Woori Yallock Vic 3139  
Including suburb and postcode

### Indicative selling price

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

Range between \$680,000 & \$720,000

### Median sale price

Median price \$742,500 Property Type House Suburb Woori Yallock  
Period - From 01/01/2025 to 31/12/2025 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	3 Middleton Dr WOORI YALLOCK 3139	\$720,000	11/12/2025
2	11 Anthony Gr WOORI YALLOCK 3139	\$725,000	11/09/2025
3	6 Hughes Ct WOORI YALLOCK 3139	\$715,000	09/09/2025

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:

22/01/2026 09:28

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**Indicative Selling Price**

\$680,000 - \$720,000

**Median House Price**

Year ending December 2025: \$742,500



**Rooms:** 5

**Property Type:** House

**Land Size:** 681 sqm approx

Agent Comments

## Comparable Properties

### 3 Middleton Dr WOORI YALLOCK 3139 (VG)

Agent Comments



**Price:** \$720,000

**Method:** Sale

**Date:** 11/12/2025

**Property Type:** House (Res)

**Land Size:** 682 sqm approx



### 11 Anthony Gr WOORI YALLOCK 3139 (REI/VG)

Agent Comments



**Price:** \$725,000

**Method:** Private Sale

**Date:** 11/09/2025

**Property Type:** House

**Land Size:** 643 sqm approx



### 6 Hughes Ct WOORI YALLOCK 3139 (REI/VG)

Agent Comments



**Price:** \$715,000

**Method:** Private Sale

**Date:** 09/09/2025

**Property Type:** House (Res)

**Land Size:** 656 sqm approx

Account - Barry Plant | P: 03 9735 3300