

# 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

4 Anthony Grove, Woori Yallock Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000

&

\$730,000

### 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.

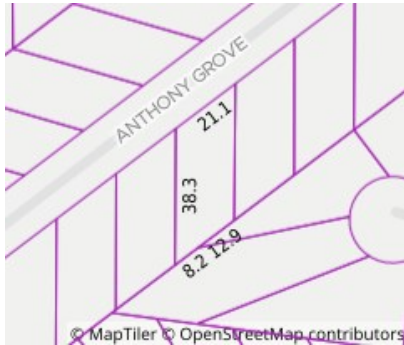
|   | Address of comparable property      | Price     | Date of sale |
|---|-------------------------------------|-----------|--------------|
| 1 | 8 Eileen Gr WOORI YALLOCK 3139      | \$700,000 | 09/03/2026   |
| 2 | 1 View St WOORI YALLOCK 3139        | \$683,000 | 15/01/2026   |
| 3 | 16 Tarhilla Dr LAUNCHING PLACE 3139 | \$790,000 | 24/12/2025   |

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:

17/03/2026 13:39



3 1 0

**Property Type:** House  
**Land Size:** 640 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$690,000 - \$730,000  
**Median House Price**  
 Year ending December 2025: \$742,500

## Comparable Properties



**8 Eileen Gr WOORI YALLOCK 3139 (REI)**

**Agent Comments**

3 1 1

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 09/03/2026  
**Property Type:** House  
**Land Size:** 765 sqm approx



**1 View St WOORI YALLOCK 3139 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$683,000  
**Method:** Private Sale  
**Date:** 15/01/2026  
**Property Type:** House  
**Land Size:** 613 sqm approx



**16 Tarrilla Dr LAUNCHING PLACE 3139 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 24/12/2025  
**Property Type:** House (Res)  
**Land Size:** 633 sqm approx

**Account - Barry Plant** | P: 03 9725 9855 | F: 03 9725 2454