

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 Pierre Street, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$740,000 Property Type House Suburb Woori Yallock

Period - From 01/04/2025 to 31/03/2026 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	7 Eileen Gr WOORI YALLOCK 3139	\$780,000	13/03/2026
2	8 Eileen Gr WOORI YALLOCK 3139	\$700,000	07/03/2026
3	7 Emma Ct WOORI YALLOCK 3139	\$745,000	23/01/2026

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:

08/04/2026 15:10



 4
  2
  1

Rooms: 8
Property Type: House
Land Size: 608 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$770,000
Median House Price
 Year ending March 2026: \$740,000

Comparable Properties



7 Eileen Gr WOORI YALLOCK 3139 (REI)

Agent Comments

 3
  2
  1

Price: \$780,000
Method: Private Sale
Date: 13/03/2026
Property Type: House (Res)
Land Size: 792 sqm approx



8 Eileen Gr WOORI YALLOCK 3139 (REI)

Agent Comments

 3
  1
  1

Price: \$700,000
Method: Private Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 765 sqm approx



7 Emma Ct WOORI YALLOCK 3139 (REI/VG)

Agent Comments

 3
  1
  3

Price: \$745,000
Method: Private Sale
Date: 23/01/2026
Property Type: House
Land Size: 626 sqm approx

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



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