

## 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

1502 WARBURTON HIGHWAY WOORI YALLOCK VIC 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Woori Yallock

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

22 BRAESIDE DRIVE LAUNCHING PLACE VIC 3139	\$1,080,000	23-Oct-24
64 ENGLISH STREET SEVILLE VIC 3139	-	11-Oct-24
18 ENGLISH STREET SEVILLE VIC 3139	\$1,111,000	02-Aug-24

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: 26 June 2025



22 BRAESIDE DRIVE LAUNCHING PLACE VIC 3139

3

2

2

Sold Price

\$1,080,000

Sold Date

23-Oct-24

Distance

3.54km



64 ENGLISH STREET SEVILLE VIC 3139

4

2

4

Sold Price

-

Sold Date

11-Oct-24

Distance

5.05km



18 ENGLISH STREET SEVILLE VIC 3139

4

2

2

Sold Price

\$1,111,000

Sold Date

02-Aug-24

Distance

5.44km

RS = Recent sale

UN = Undisclosed Sale

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