

# 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

6 Hughes Court, 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

\$720,000

&

\$770,000

### Median sale price

Median price

\$723,600

Property Type

House

Suburb

Woori Yallock

Period - From

08/07/2024

to

07/07/2025

Source

Property Data

### 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	46 Symes Rd WOORI YALLOCK 3139	\$735,000	16/06/2025
2	9 Michael Ct WOORI YALLOCK 3139	\$735,000	07/05/2025
3			

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:

08/07/2025 10:40



3 1 1

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 600 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$720,000 - \$770,000  
**Median House Price**  
08/07/2024 - 07/07/2025: \$723,600

## Comparable Properties



**46 Symes Rd WOORI YALLOCK 3139 (REI)** **Agent Comments**

3 1 1

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 16/06/2025  
**Property Type:** House  
**Land Size:** 611 sqm approx



**9 Michael Ct WOORI YALLOCK 3139 (REI/VG)** **Agent Comments**

3 1 3

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 07/05/2025  
**Property Type:** House  
**Land Size:** 697 sqm approx

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.