

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

28 Michael Court, Woori Yallock Vic 3139

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Woori Yallock

Period - From

01/04/2026

to

30/06/2026

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 Glenwright Av WOORI YALLOCK 3139	\$680,000	02/09/2026
2	1572 Warburton Hwy WOORI YALLOCK 3139	\$627,000	10/04/2026
3	1 Anthony Gr WOORI YALLOCK 3139	\$645,000	30/03/2026

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:

23/09/2026 14:59

David Carroll

03 59671 277

0419 539 320

david@bellrealestate.com.au

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

June quarter 2026: \$750,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 616 sqm approx

Agent Comments

Comparable Properties



7 Glenwright Av WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 02/09/2026

Property Type: House

Land Size: 596 sqm approx



1572 Warburton Hwy WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$627,000

Method: Private Sale

Date: 10/04/2026

Property Type: House

Land Size: 735 sqm approx



1 Anthony Gr WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 30/03/2026

Property Type: House

Land Size: 638 sqm approx

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807