

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

34 Shirley Crescent, Woori Yallock Vic 3139

Indicative selling price

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

Range between

\$680,000

&

\$730,000

Median sale price

Median price

\$740,500

Property Type

House

Suburb

Woori Yallock

Period - From

01/09/2025

to

31/08/2026

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	39 Middleton Dr WOORI YALLOCK 3139	\$712,500	10/07/2026
2	46 Eileen Gr WOORI YALLOCK 3139	\$735,000	03/07/2026
3	29 Anthony Gr WOORI YALLOCK 3139	\$710,000	06/05/2026

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:

01/09/2026 15:19

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3 1 0

Property Type: House
Land Size: 783 sqm approx
Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median House Price

01/09/2025 - 31/08/2026: \$740,500

Comparable Properties



39 Middleton Dr WOORI YALLOCK 3139 (REI)

Agent Comments

3 1 2

Price: \$712,500
Method: Private Sale
Date: 10/07/2026
Property Type: House
Land Size: 630 sqm approx



46 Eileen Gr WOORI YALLOCK 3139 (REI/VG)

Agent Comments

3 1 5

Price: \$735,000
Method: Private Sale
Date: 03/07/2026
Property Type: House
Land Size: 789 sqm approx



29 Anthony Gr WOORI YALLOCK 3139 (REI/VG)

Agent Comments

3 1 2

Price: \$710,000
Method: Private Sale
Date: 06/05/2026
Property Type: House (Res)
Land Size: 643 sqm approx

Account - Jellis Craig | P: 03 9726 8888