

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode

43 EILEEN GROVE, WOORI YALLOCK, VIC 3139

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$700,000

to

\$760,000

Median sale price

Median price

\$748,500

Property type

House

Suburb

WOORI YALLOCK

Period - From

01/10/2025

to

31/03/2026

Source

**Comparable property sales**

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) 21 MICHAEL CRT, WOORI YALLOCK, VIC 3139	\$740,500	06/06/2026
2) 29 ANTHONY GR, WOORI YALLOCK, VIC 3139	\$710,000	19/05/2026
3) 5 GLENWRIGHT AVE, WOORI YALLOCK, VIC 3139	\$748,000	05/05/2026

This Statement of Information was prepared on: 30/06/2026