

## 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

25 MIDDLETON DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Woori Yallock

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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

7 EILEEN GROVE WOORI YALLOCK VIC 3139	\$780,000	14-Mar-26
12 GORDON COURT WOORI YALLOCK VIC 3139	\$752,000	08-Nov-25
7 EMMA COURT WOORI YALLOCK VIC 3139	\$745,000	23-Jan-26

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: 07 May 2026


**7 EILEEN GROVE WOORI  
YALLOCK VIC 3139**
 3  2  1

 Sold Price **\$780,000** Sold Date **14-Mar-26**

 Distance **0.09km**

**12 GORDON COURT WOORI  
YALLOCK VIC 3139**
 3  1  2

 Sold Price **\$752,000** Sold Date **08-Nov-25**

 Distance **0.14km**

**7 EMMA COURT WOORI YALLOCK  
VIC 3139**
 3  1  3

 Sold Price **\$745,000** Sold Date **23-Jan-26**

 Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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