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: 85 Shirley Crescent, Woori Yallock Vic 3139

Indicative selling price

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

Range between $740,000 & $790,000

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	43 Eileen Gr WOORI YALLOCK 3139	$740,000	14/07/2026
2	7 Pierre St WOORI YALLOCK 3139	$757,000	19/05/2026
3	24 Sally Ct WOORI YALLOCK 3139	$778,000	07/05/2026

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: 04/08/2026 10:06

85 Shirley Crescent, Woori Yallock Vic 3139

JellisCraig

Matthew Bishop
9726 8888
0438 131 759
matthewbishop@jelliscraig.com.au



4 2 1

Property Type: House
Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price
$740,000 - $790,000
Median House Price
June quarter 2026: $750,000

Comparable Properties



43 Eileen Gr WOORI YALLOCK 3139 (REI)

4 2 2

Price: $740,000
Method: Private Sale
Date: 14/07/2026
Property Type: House (Res)

Agent Comments



7 Pierre St WOORI YALLOCK 3139 (REI)

4 2 1

Price: $757,000
Method: Private Sale
Date: 19/05/2026
Property Type: House
Land Size: 608 sqm approx

Agent Comments



24 Sally Ct WOORI YALLOCK 3139 (REI/VG)

4 2 4

Price: $778,000
Method: Private Sale
Date: 07/05/2026
Property Type: House
Land Size: 702 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata .com.au

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