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	21 Michael Court, Woori Yallock Vic 3139

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $740,000 Property Type House Suburb Woori Yallock

Period - From 01/04/2025 to 31/03/2026 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	5 Glenwright Av WOORI YALLOCK 3139	$748,000	05/05/2026
2	33 Carroll St WOORI YALLOCK 3139	$729,000	02/02/2026
3	7 Emma Ct WOORI YALLOCK 3139	$745,000	23/01/2026

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: 27/05/2026 12:49

21 Michael Court, Woori Yallock Vic 3139

JellisCraig



3 2 2

Property Type: House
Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median House Price
Year ending March 2026: $740,000

Comparable Properties



5 Glenwright Av WOORI YALLOCK 3139 (REI)

3 2 1

Price: $748,000
Method: Private Sale
Date: 05/05/2026
Property Type: House
Land Size: 680 sqm approx

Agent Comments



33 Carroll St WOORI YALLOCK 3139 (REI/VG)

3 2 2

Price: $729,000
Method: Private Sale
Date: 02/02/2026
Property Type: House
Land Size: 698 sqm approx

Agent Comments



7 Emma Ct WOORI YALLOCK 3139 (REI/VG)

3 1 3

Price: $745,000
Method: Private Sale
Date: 23/01/2026
Property Type: House
Land Size: 626 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

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