

Statement of Information

Multiple residential propertieslocated outside the Melbourne metropolitan area
Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Street: Address Available on Request

Suburb: WALLAN State: VIC Postcode: 3756

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

Indicative selling price (*Deletesingleprice or range as applicable)

Unit type or class	Single price	Lower price	Higher price
e.g. One bedroom units			
3 Bedroom Townhouse	\$ or range between	\$ 590,000 & \$ 649,000	
2 Bedroom Townhouse	\$ or range between	\$ 490,000 & \$ 539,000	
2 Bedroom Unit	\$ or range between	\$ 440,000 & \$ 480,000	
	\$ or range between\$	& \$	
	\$ or range between\$	& \$	
	\$ or range between\$	& \$	

Additional entries may be included or attached as required.

Unit median sale price

Median price: \$ 460,000

Suburb or locality: Wallan

Period - From: 01 / 06 / 2025 to: 31 / 05 / 2026 Source: Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of Sale
e.g. One bedroom units			
3 Bedroom Townhouse	18/40 WINDHAM STREET WALLAN VIC 3756	\$ 634,000	17 / 11 / 2025
	213 LINARI CLOSE WALLAN VIC 3756	\$ 615,000	04 / 06 / 2025
	37 LINARI CLOSE WALLAN VIC 3756	\$ 600,000	16 / 03 / 2026

Unit type or class	Address of comparable unit	Price	Date of Sale
e.g. One bedroom units			
2 Bedroom Townhouse	1 2/40WINDHAMSTREETWALLAN VIC 3756	\$ 529,000	12 / 03 / 2026
	2 4/40WINDHAMSTREETWALLAN VIC 3756	\$ 529,000	12 / 03 / 2026
	3 6/40WINDHAMSTREETWALLAN VIC 3756	\$ 529,000	12 / 03 / 2026

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Unit type or class

e.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of Sale
2 Bedroom Unit	13/97 WELLINGTON STREET WALLAN VIC 3756	\$ 460,000	27 / 02 / 2026
	22/31 RAGLAN STREET WALLAN VIC 3756	\$ 445,000	16 / 02 / 2026
	32A VALLANCE COURT WALLAN VIC 3756	\$ 445,000	10 / 03 / 2026

Unit type or class

e.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of Sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

e.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of Sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

e.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of Sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 21 June 2026