

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 BALE WAY WALLAN VIC 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Land

Suburb

Wallan

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

100 BLUE LAKE DRIVE WALLAN VIC 3756	\$315,000	16-Feb-26
130 NEWBRIDGE BOULEVARD WALLAN VIC 3756	\$318,000	12-Jan-26
186 WALLARA WATERS BOULEVARD WALLAN VIC 3756	\$325,000	04-Jun-26

OR

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

This Statement of Information was prepared on: 26 June 2026

McGrath 100 Blue Lake Drive Wallan Blank Canvas Awaits  448 m ²	100 BLUE LAKE DRIVE WALLAN VIC 3756	Sold Price	^{RS} \$315,000	Sold Date	16-Feb-26
	 -  -  -			Distance	0.18km
	130 NEWBRIDGE BOULEVARD WALLAN VIC 3756	Sold Price	^{RS} \$318,000	Sold Date	12-Jan-26
	 -  -  -			Distance	0.75km
	186 WALLARA WATERS BOULEVARD WALLAN VIC 3756	Sold Price	^{RS} \$325,000	Sold Date	04-Jun-26
	 -  -  -			Distance	0.2km

RS = Recent sale

UN = Undisclosed Sale

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