

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 PAVONIA AVENUE, WALLAN, VIC 3756

Indicative selling price

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

Price Range:

\$485,000 to \$515,000

Median sale price

Median price

\$620,000

Property type

House


Suburb

WALLAN

Period

01 July 2024 to 30 June 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
18 MCLEOD CRT, WALLAN, VIC 3756	\$528,500	17/03/2025
9 RICEFLOWER RISE, WALLAN, VIC 3756	\$510,000	03/04/2025
6 PAVONIA AVE, WALLAN, VIC 3756	\$495,000	10/04/2024

This Statement of Information was prepared on:

23/07/2025