

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

LOT 1027 SMILAX STREET 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

\$535,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$374,750

Property type

Land

Suburb

Wallan

Period-from

01 Jul 2024

to

30 Jun 2025

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

LOT 1034 SMILAX STREET WALLAN VIC 3756	\$620,000	08-Jul-24
LOT 1524 PINASTER STREET WALLAN VIC 3756	\$551,000	16-May-25
LOT 1116 FICUS CIRCUIT WALLAN VIC 3756	\$570,000	12-Jun-25

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: 25 July 2025

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**LOT 1034 SMILAX STREET
WALLAN VIC 3756**

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Sold Price **\$620,000** Sold Date **08-Jul-24**

Distance **0.09km**



**LOT 1524 PINASTER STREET
WALLAN VIC 3756**

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Sold Price **\$551,000** Sold Date **16-May-25**

Distance **0.11km**



**LOT 1116 FICUS CIRCUIT WALLAN
VIC 3756**

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Sold Price **\$570,000** Sold Date **12-Jun-25**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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