

## 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

7 AUGUSTA WAY, WALLAN, VIC 3756

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$799,000

### Median sale price

Median price

\$620,000

Property type

House

Suburb

WALLAN

Period

01 July 2024 to 30 June 2025

Source

  
pricfinder

### 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

56 ST ANDREWS CL, WALLAN, VIC 3756	*\$905,000	13/03/2025
243 HIDDEN VALLEY BVD, WALLAN, VIC 3756	\$725,000	17/11/2023
57 TOSCANA WAY, WALLAN, VIC 3756	\$715,000	02/03/2025

This Statement of Information was prepared on:

14/07/2025