

## 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

35 SIENA RIDGE WALLAN VIC 3756

### Indicative selling price

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

Single Price

or range  
between

\$340,000

&

\$374,000

### 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

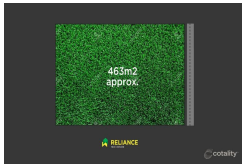
Date of sale

31 SIENA RIDGE WALLAN VIC 3756	\$350,000	10-Apr-25
62 LUCCA WAY WALLAN VIC 3756	\$350,000	16-Apr-25
LOT 1213 AZALEA LANE WALLAN VIC 3756	\$335,000	29-Apr-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: 29 July 2025



**31 SIENA RIDGE WALLAN VIC 3756** Sold Price **\$350,000** Sold Date **10-Apr-25**

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Distance **0km**



**62 LUCCA WAY WALLAN VIC 3756** Sold Price Sold Date **16-Apr-25**

 -  -  -

Distance **1.2km**



**LOT 1213 AZALEA LANE WALLAN VIC 3756** Sold Price **\$335,000** Sold Date **29-Apr-25**

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Distance **2.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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