

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

20 FLAVA ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Wallan

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

7 HERNE STREET WALLAN VIC 3756	\$650,000	25-Apr-24
28 MACKINAC AVENUE WALLAN VIC 3756	\$679,000	02-Oct-24
64 BUCKLAND HILL DRIVE WALLAN VIC 3756	\$650,000	16-May-24

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: 21 July 2025



Harmandeep Singh

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7 HERNE STREET WALLAN VIC 3756

Sold Price

\$650,000

Sold Date

25-Apr-24



-



-



-

Distance

0.9km



28 MACKINAC AVENUE WALLAN VIC 3756

Sold Price

\$679,000

Sold Date

02-Oct-24



4



2



2

Distance

0.55km



64 BUCKLAND HILL DRIVE WALLAN VIC 3756

Sold Price

\$650,000

Sold Date

16-May-24



4



2



2

Distance

0.27km



34 PETAL CRESCENT WALLAN VIC 3756

Sold Price

\$625,000

Sold Date

29-May-24



4



2



2

Distance

4.2km



LOT 220 STEWART STREET BEVERIDGE VIC 3753

Sold Price

\$660,000

Sold Date

07-Sep-24



-



-



-

Distance

4.82km



51 TOSCANA WAY WALLAN VIC 3756

Sold Price

Sold Date

08-Jun-24



3



2



2

Distance

4.2km

RS = Recent sale

UN = Undisclosed Sale

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**38 GOSHAWK STREET BEVERIDGE
VIC 3753**

Sold Price

\$650,000

Sold Date

01-Mar-24



4



2



-

Distance

4.78km

RS = Recent sale

UN = Undisclosed Sale

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