Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	/ offered	l for sal	е
-----------------	-----------	-----------	---

	1161-1169 Bellarine Highway, Wallington Vic 3222
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$4,375,000	&	\$4,650,000
---------------------------	---	-------------

Median sale price

Median price	\$1,715,000	Pro	perty Type	łouse]	Suburb	Wallington
Period - From	01/10/2024	to	30/09/2025	So	ource	REIV	

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 lasteighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Ad	dress of comparable property	Price	Date of sale
1	522-550 Grubb Rd WALLINGTON 3222	\$4,500,000	17/10/2025
2	1162 Bellarine Hwy WALLINGTON 3222	\$4,750,000	14/04/2025
3			

OR

В* 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 eighteen months.

This Statement of Information was prepared on:	31/10/2025 12:17

